



January 31, 2005

Ms. Erin O'Connell, RG
County of Ventura
Environmental Health Division
LUFT Program
800 South Victoria Avenue
Ventura CA 93009-1730

Subject: Ballard Property
1210 Los Angeles Avenue, Saticoy
File #C90127; SWRCB Global ID# T0611100700
SEMI-ANNUAL MONITORING REPORT
(Period Ending December 31, 2004)

Dear Ms. O'Connell:

PW Environmental (PW) prepared this Semi-Annual Monitoring Report for the site, on behalf of Mr. Don Rios, the property owner and responsible party. Quarterly monitoring services were provided in compliance with the County of Ventura Environmental Health Division, Leaking Underground Fuel Tank Program letter dated August 31, 2004. PW conducted this quarterly monitoring event on December 9, 2004. The work included measuring depth to water, calculating groundwater elevations, purging, and sampling nine of 10 site wells, and two of two piezometers. The samples, plus a duplicate and trip blank, were submitted for analysis to a State-certified laboratory. The results and field data were reviewed and used to prepare a groundwater gradient map and contaminant isoconcentration maps. The report presents the work performed and findings.

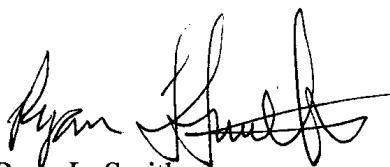
We trust this report addresses your current requirements. Please contact the undersigned if you have questions or comments regarding this report.

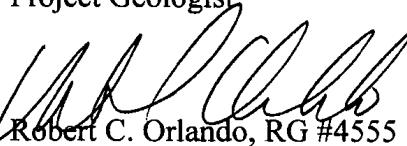
Respectfully submitted,

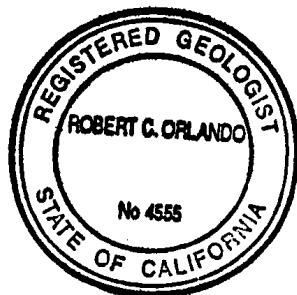
PW ENVIRONMENTAL

Erik D. Feldman
Senior Staff Scientist

cc: Mr. Don Rios, Responsible Party


Ryan L. Smith
Project Geologist


Robert C. Orlando, RG #4555
Senior Geologist





SEMI-ANNUAL MONITORING REPORT

PERIOD ENDING DECEMBER 31, 2004

BALLARD PROPERTY
1210 LOS ANGELES AVENUE, SATICOY, CALIFORNIA
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700

1.0 WORK PERFORMED

On December 9, 2004, PW Environmental (PW) conducted monitoring and sampling of nine of the 10 site wells (MW1 through MW6 and MW8 through MW10) and two of two piezometers (P1 and P2). Monitoring well MW7, located south of the site in the alleyway, to the southwest of the site, was paved over with asphalt prior to the previous monitoring event. This quarter the County of Ventura Environmental Health Division (EHD) was notified of the paved over well and subsequently approved skipping the sampling and monitoring of the well for this monitoring event in a fax dated December 14, 2004. Groundwater samples were submitted under Chain-of-Custody protocols to Columbia Analytical Services of Canoga Park.

2.0 CURRENT SITE ACTIVITIES

EDH notified the responsible party that the site was to be evaluated for low-risk closure eligibility. Until such a time as EHD directs further changes to site monitoring, groundwater monitoring will continue as semi-annual as directed in EHD's letter dated August 31, 2004. Site description and background are presented in Appendix A.

3.0 FINDINGS

Well survey, the calculated groundwater elevations, and Global Positioning System location data for the wells are presented in Tables 1 and 2. Laboratory analytical results for the groundwater samples collected from the monitoring wells for this event are summarized in Table 3. Historical laboratory analytical results for the site wells are presented along with the measured groundwater elevations in Table 4. Field methods, site background, and groundwater sampling protocol are presented in Appendix A. Data graphs of historical groundwater elevations and contaminant concentrations are in Appendix B. The Monitoring Well Field Data sheet and laboratory analytical results for the samples collected for this event are presented in Appendix C. A site location map is presented as Figure 1. A groundwater gradient map is presented as Figure 2. Total petroleum hydrocarbons as gasoline (TPH-G), benzene, and methyl tertiary-butyl ether (MtBE) contaminant isoconcentration maps are presented as Figures 3, 4, and 5, respectively. A discussion of the groundwater conditions observed during the fieldwork, the calculated groundwater gradient, and the laboratory analytical results for the groundwater samples are presented.

3.1 GROUNDWATER CONDITIONS

For this quarterly event, the measured depth to groundwater at the site ranged from 4.46 (MW3) to 6.27 (MW6) feet below the top of the well casing. Groundwater elevations calculated for the wells were between 142.16 (MW6) and 145.81 (MW3) feet above mean sea level. Historical groundwater elevations are shown in Graph 1 of Appendix B.

The groundwater flow direction and gradient were initially contoured using the computer program SURFER®, then modified as necessary based on interpretation of the data. The depth to water measurements obtained from P1 and P2 were not used to calculate the groundwater gradient due to differing well construction. Based on the groundwater elevations obtained from the site wells during this event, groundwater under the site generally flows to the south at an approximate gradient of 0.018 (or 1.8 feet of vertical drop in 100 feet of horizontal distance). The estimated flow direction is illustrated in Figure 2.

3.2 LABORATORY ANALYTICAL RESULTS

Submitted laboratory samples were analyzed as presented in paragraph 13 of Groundwater Sampling Protocols (Appendix A). Laboratory analytical results indicated that petroleum hydrocarbon constituents were detected in concentrations exceeding the Method Detection Limits employed by the laboratory in the samples collected from the site wells. The benzene concentrations in wells MW4 and MW8, MtBE concentration reported in well MW3, and the 1,2-dichloroethane (EDC) concentrations in wells MW5 and MW6 were above the State Maximum Contamination Levels for drinking water.

The contaminant isoconcentration maps for TPH-G and MtBE, initially generated using SURFER, were modified as necessary based on the interpretation of the laboratory analytical data. These data are illustrated in Figures 3 and 4, respectively. Contaminant concentration graphs for TPH-G, benzene, and MtBE are presented in Graphs 2 through 4 of Appendix B.

4.0 DISCUSSION

Comparison of the water elevation measured during this event, with those measured during the previous event, indicates the groundwater elevation under the site rose between 0.31 (MW4) and 0.63 (MW8) feet. The groundwater under the site generally flows to the south at a gradient of 0.018, and is similar to the gradients measured under the site during previous well monitoring events.

Comparison of the laboratory analytical results reported for the samples collected for this event are presented. Note Graphs 2 through 4 of Appendix B for historical trends and degradation graphs.

- In wells MW2, MW5, and MW9, contaminant concentrations generally decreased. The exception is the increase of EDC concentration in well MW5.
- In wells MW4 and MW8, generally increased with the exception of MtBE concentrations in MW4, which decreased.
- In well MW10, benzene and toluene concentrations decreased, while MtBE concentrations increased.
- Monitoring wells MW1, MW3, MW6 and piezometers P1 and P2 were not sampled during the previous monitoring event, therefore comparisons cannot be made.

The TPH-G and benzene isoconcentration maps show similar patterns in that the remaining contaminants are in wells MW4 and MW8, located west and south of the site, on Los Angeles Avenue. The MtBE isoconcentration map shows a similar pattern to the previous monitoring event MtBE centered around MW3 and around MW8. The pattern indicates that a slug of the MtBE is possibly migrating offsite to the south.

5.0 RECOMMENDATIONS

- Semi-annual monitoring should continue at the site, to verify contaminant mitigation/natural attenuation and to monitor migration.
- Remedial injection of hydrogen peroxide to address contaminants in wells MW3 and MW8, as TPH-G, benzene, and MtBE concentrations have been consistently reported above State MCLs.

6.0 LIMITATIONS

Project limitations are presented in Appendix D.

TABLE 1

WELL CONSTRUCTION AND HYDROLOGIC DATA FOR DECEMBER 9, 2004
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700

Well Number	WELL CONSTRUCTION DATA				HYDROLOGIC DATA			GPS DATA	
	Date Installed	Total Depth (ft btc)	Casing Diameter (inches)	Screened Interval (ft btc)	Top of Casing (ft amsl)	Groundwater Depth (ft btc)	Groundwater Elevation (ft amsl)	Latitude Degrees North	Longitude Degrees West
MW1	1/95	25.1	2	5.2 – 25.1	149.50	4.79	144.71	34.2840205	119.1489208
MW2	1/95	24.6	2	4.5 – 24.6	149.63	5.48	144.15	34.2839197	119.1487933
MW3	1/95	25.2	2	5.2 – 25.2	150.27	4.46	145.81	34.2841920	119.1487255
MW4	<10/95	24	2	3.9 – 24.0	149.42	5.20	144.22	34.2838762	119.1487255
MW5	<10/95	24.3	2	4.2 – 24.3	148.83	5.84	142.99	34.2836928	119.1490225
MW6	8/96	23	2	3.0 – 23.0	148.43	6.27	142.16	34.2834855	119.1487838
MW7	8/96	22.8	2	2.7 – 22.8	148.80	nc	nc	34.2837242	119.1487353
MW8	3/13/01	20	2	5.0 – 20.0	148.80	5.52	143.28	34.2837512	119.1484685
MW9	3/13/01	20	2	3.0 – 20.0	149.07	5.16	143.91	34.2838543	119.1486808
MW10	3/13/01	20	2	3.0 – 18.0	149.39	5.22	144.17	34.2839277	119.1486948
P1	na	10	4	4.7 – 10.0	nc	5.01	nc	34.2840600	119.1487489
P2	na	10	4	4.5 – 10.0	nc	5.03	nc	34.2840177	119.1487186

The top of casings for MW1 through MW3 were surveyed by PW Environmental on September 22, 1994. The top of casing elevation for MW1 was approximated using contour elevation data obtained from USGS Topographic Map of the Saticoy Quadrangle, 1951. Wells MW not monitored

nn below top of casing

btc above mean sea level

amsl not calculated

nc not accessible at time of monitoring

Sample result reported above the MDL but below the Practical Quantitative Limit (PQL), results is an estimated concentration.

TABLE 2

**HISTORICAL GROUNDWATER ELEVATION AND FLOW DATA
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700**

Date of Monitoring Event	Groundwater Elevations (ft asml)						Approximate Groundwater Flow Data					
	MW1	MW2	MW3	MW4	MW5	MW6	MW7	MW8	MW9	MW10	Gradient*	Direction
09/22/94	145.02	143.69	144.98	ni	ni	ni	ni	ni	ni	ni	0.007	South
03/15/95	147.81	147.52	148.34	ni	ni	ni	ni	ni	ni	ni	0.008	South
10/11/95	144.70	143.94	145.72	144.17	142.77	ni	ni	ni	ni	ni	0.008	South
01/11/96	144.72	144.03	145.29	144.32	143.36	ni	ni	ni	ni	ni	0.008	South
04/02/96	146.18	145.91	147.23	145.78	145.00	ni	ni	ni	ni	ni	0.008	South
08/23/96	145.00	144.30	145.39	144.39	143.36	142.72	143.10	ni	ni	ni	0.008	South
07/13/98	145.35	145.36	146.11	144.95	144.18	143.95	144.34	ni	ni	ni	0.009	South
10/23/98	144.60	143.84	144.79	144.11	143.12	143.04	142.83	ni	ni	ni	0.009	South
12/22/98	144.80	144.16	145.30	144.33	143.44	143.40	143.20	ni	ni	ni	0.009	South
02/17/99	145.41	144.85	146.21	145.01	144.20	144.64	144.39	ni	ni	ni	0.012	South
06/03/99	145.44	144.95	145.99	145.05	144.18	143.96	144.39	ni	ni	ni	0.012	South
08/03/99	144.86	144.17	145.44	144.40	143.27	142.39	143.16	ni	ni	ni	0.015	South
11/09/99	144.36	143.13	144.84	143.65	142.09	140.98	141.75	ni	ni	ni	0.018	South
01/26/00	144.55	143.63	145.01	143.60	141.87	140.78	141.97	ni	ni	ni	0.019	South
08/03/00	144.90	144.25	146.06	144.50	143.40	142.53	143.29	ni	ni	ni	0.017	South
02/02/01	145.87	145.37	146.42	145.45	144.60	144.37	144.92	ni	ni	ni	0.008	South
05/10/01	146.13	145.67	146.72	145.77	144.92	144.65	145.09	144.89	145.95	145.37	0.008	South
08/08/01	145.14	144.57	145.71	144.86	143.94	143.66	144.14	143.92	144.43	144.31	0.020	South
11/08/01	144.44	143.51	144.68	143.85	142.99	142.85	143.24	142.86	143.34	143.23	0.009	South
02/05/02	145.66	145.40	146.26	145.06	144.24	—	144.46	144.61	145.12	144.15	0.011	South
TOS	144.30	145.13	145.07	145.52	144.63	145.43	146.10	143.80	146.09	146.39		

TABLE 2 (continued)

HISTORICAL GROUNDWATER ELEVATION AND FLOW DATA
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700

Date of Monitoring Event	Groundwater Elevations (ft asml)							Approximate Groundwater Flow Data				
	MW1	MW2	MW3	MW4	MW5	MW6	MW7	MW8	MW9	MW10	Gradient*	Direction
06/11/02	144.03	43.8	144.29	143.46	142.65	142.51	142.81	143	143.55	142.53	0.009	South
08/06/02	143.74	143.51	144.02	143.13	142.6	141.49	141.99	142.64	143.43	142.4	0.011	South
10/21/02	144.09	142.98	144.54	143.55	141.99	140.82	141.36	142.09	142.84	142.85	0.017	South
01/14/03	146.49	145.64	146.92	145.54	144.58	144.45	145.18	145	145.62	145.77	0.011	South
04/16/03	145.92	146.31	147.43	145.95	145.25	145.34	146.09	146.13	146.09	146.08	0.010	South
07/07/03	144.93	144.55	145.78	145.12	144.20	143.79	nm	143.90	144.94	144.53	0.012	South
10/20/03	144.72	144.07	145.36	144.18	142.98	na	142.71	143.20	143.88	144.04	0.015	South
06/03/04	144.97	144.77	146.61	144.77	143.69	142.99	143.89	143.99	144.62	144.97	0.020	South
09/14/04	na	143.65	na	143.91	142.44	na	na	142.65	143.45	143.58	0.015	South
12/09/04	144.71	144.15	145.81	144.22	142.99	142.16	nc	143.28	143.91	144.17	0.018	South
Change	nc	0.50	nc	0.31	0.55	nc	nc	0.63	0.46	0.59		
TOS	144.30	145.13	145.07	145.52	144.63	145.43	146.10	143.80	146.09	146.39		

The top of casings for MW1 through MW3 were surveyed by PW Environmental on September 22, 1994. The top of casing elevation for MW1 was approximated using contour elevation data obtained from USGS Topographic Map of the Saticoy Quadrangle, 1951. Wells MW not calculated above mean sea level

well not installed at time of monitoring event
Top of Screen elevation approximated from data available not evaluated

Data shown in **Bold** indicates water levels above the screened interval.

* Gradient is calculated as feet vertical change per 100 feet horizontal change

Sample result reported above the MDL but below the Practical Quantitative Limit (PQL), results is an estimated concentration.

TABLE 3

SUMMARY OF WATER SAMPLE LABORATORY ANALYTICAL RESULTS* COLLECTED DECEMBER 9, 2004
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700

Well ID	TPH-G	TPH-D	B	T	E	X	MtBE	tBA	DPE	EtBE	tAME	EDB	EDC
MW1	<35.00	<410.00	0.40 ^j	1.60	0.23 ^j	1.20 ^j	<0.32	<11.00	<0.27	<0.29	<0.27	<0.21	<0.21
MW2	<35.00	<410.00	0.45 ^j	2.00	<0.16	1.40 ^j	1.50 ^j	<11.00	<0.27	<0.29	<0.27	<0.21	<0.21
MW3	<35.00	<410.00	0.40 ^j	1.70	<0.16	0.61 ^j	28.00	<11.00	<0.27	<0.29	<0.27	<0.21	<0.21
MW4	58.00	<410.00	5.20	17.00	2.20	12.00	<0.32	<11.00	<0.27	<0.29	<0.27	<0.21	<0.21
MW5	<35.00	<410.00	0.19 ^j	0.64	<0.16	<0.54	3.20	<11.00	<0.27	<0.29	<0.27	<0.21	0.51
MW6	<35.00	<410.00	0.71	2.70	0.42 ^j	2.50	<0.32	<11.00	4.60	<0.29	<0.27	<0.21	1.60
MW7	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns
MW8	48.00 ^j	<410.00	3.10	10.00	1.10	6.00	11.00	<11.00	<0.27	<0.29	<0.27	<0.21	0.22
MW9	<35.00	<410.00	<0.17	<0.22	<0.16	<0.54	1.60 ^j	<11.00	<0.27	<0.29	<0.27	<0.21	<0.21
MW10	<35.00	<410.00	<0.17	<0.22	<0.16	<0.54	1.40 ^j	<11.00	<0.27	<0.29	<0.27	<0.21	<0.21
P1	<35.00	<410.00	<0.17	0.22 ^j	<0.16	<0.54	0.81 ^j	<11.00	<0.27	<0.29	<0.27	<0.21	<0.21
P2	<35.00	<410.00	0.34 ^j	1.10	<0.16	0.77 ^j	0.62 ^j	<11.00	<0.27	<0.29	<0.27	<0.21	<0.21
DUP	na	na	<0.17	<0.22	<0.16	<0.54	1.70 ^j	<11.00	<0.27	<0.29	<0.27	<0.21	<0.21
TB	na	na	<0.17	<0.22	<0.16	<0.54	<0.32	<11.00	<0.27	<0.29	<0.27	<0.21	<0.21
MDL	35.00	410.00	0.17	0.22	0.16	0.54	0.32	11.00	0.27	0.29	0.27	0.21	0.21
MCL	1,000.00^j	1,000.00^j	1.00^j	150.00^j	300.00^j	1750.00^j	13.00^j	nl	nl	nl	nl	0.05	0.50

TABLE 3 (continued)

SUMMARY OF WATER SAMPLE LABORATORY ANALYTICAL RESULTS* COLLECTED DECEMBER 9, 2004
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700

FOOTNOTES

* Reported in micrograms per liter ($\mu\text{g/l}$). Results above the MCLs are presented in **Bold**. Samples were analyzed by EPA Test Methods 8015M, and 8260.

Total petroleum hydrocarbons as gasoline – quantified against a gasoline standard

TPH-G								
TPH-D								
B	Benzene							
T	Toluene							
E	Ethylbenzene							
X	Xylenes							
EDB	1,2-Dibromoethane							
EDC	1,2-Dichloroethane							
MtBE	Methyl tertiary-butyl ether							
tBA	tertiary-butyl alcohol							
tAME	tertiary-amyl methyl ether							
MDL	Method Detection Limits employed by the testing laboratory. The MDLs may have been raised for samples containing elevated concentrations of contaminants or insufficient sample quantity.							
MCL	Maximum Containment Levels for water, California Regional Water Quality Control Board, September 12, 2003							
a)	No MCL listed for TPH-G or TPH-D. Value represents generally accepted guidelines for TPH-G and TPH-D in groundwater published in other jurisdictions of California.							
b)	No MCL listed for Dissolved lead. State Action Level.							
ns	not sampled during this event based on EHD directive letter dated August 31, 2004.							
J	Sample result reported above the MDL but below the practical quantitation limit, results is an estimated concentration.							

Complete analytical results and chain of custody documentation are included in Appendix C.

Sample result reported above the MDL but below the Practical Quantitative Limit (PQL), results is an estimated concentration.

TABLE 4

SUMMARY OF HISTORICAL WATER SAMPLE LABORATORY ANALYTICAL RESULTS*
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700

Well ID	Sample Date	Ground-water Elevation (ft amsl)	TPH-G	TPH-D	TPH-O	B	T	E	X	MUBE	tBA	DPE	EtBE	tAME	EDC	MeOH	EOH	Lead
	09/22/94	145.02	nd	nd	nd	nd	nd	nd	nd	na	na	nd	nd	na	na	na	na	11.00
	03/15/95	147.81	nd	nd	940.00	nd	nd	nd	nd	na	na	na	nd	na	na	na	na	nd
	10/11/95	144.70	nd	nd	nd (TRPH)	nd	nd	nd	nd	na	na	na	nd	na	na	na	na	14.00
	01/11/96	144.72	nd	nd	na	nd	nd	nd	nd	na	na	na	nd	na	na	na	na	7.00
	04/02/96	146.18	nd	nd	na	nd	nd	nd	nd	na	na	na	nd	na	na	na	na	nd
	08/23/96	145.00	nd	nd	nd	nd	nd	nd	nd	na	na	na	nd	na	na	na	na	nd
	07/13/98	145.35	nd	nd	na	nd	nd	nd	nd	na	na	na	nd	na	na	na	na	nd
	10/23/98	144.60	nd	nd	na	nd	nd	nd	nd	na	na	na	nd	na	na	na	na	nd
	12/22/98	144.80	nd	nd	na	nd	nd	nd	nd	na	na	na	nd	na	na	na	na	nd
	02/17/99	145.41	nd	nd	nd	nd	nd	nd	nd	na	na	na	nd	na	na	na	na	nd
	06/03/99	145.44	nd	nd	nd	nd	nd	nd	nd	na	na	na	nd	na	na	na	na	nd
	08/03/99	144.86	nd	nd	nd	nd	nd	nd	nd	na	na	na	nd	na	na	na	na	nd
	11/09/99	144.36	nd	nd	nd	nd	nd	nd	nd	na	na	na	nd	na	na	na	na	nd
	01/26/00	144.55	nd	nd	nd	nd	nd	nd	nd	na	na	na	nd	na	na	na	na	nd
	02/02/01	145.87	nd	nd	nd	nd	nd	nd	nd	na	na	na	nd	na	na	na	na	nd
	05/11/01	146.13	nd	nd	nd	nd	nd	nd	nd	na	na	na	nd	na	na	na	na	nd
	08/09/01	145.14	nd	nd	nd	nd	nd	nd	nd	na	na	na	nd	na	na	na	na	nd
	11/09/01	144.44	30.00 ^a	nd	nd	nd	nd	nd	nd	na	na	na	nd	na	na	na	na	nd
	02/06/02	145.66	<20.00	<30.00	<5000.00	<0.20	0.40	<0.20	0.80 ^b	<0.30	<5.00	<0.20	<0.20	<0.20	<0.20	<300.00	<300.00	<2.00
	06/12/02	144.03	<20.00	<30.00	<5000.00	<0.20	<0.20	<0.20	<0.30	<0.50	<0.40	<0.40	<0.30	<0.40	<0.30	<400.00	<300.00	<50.00
	08/06/02	143.74	<20.00	<30.00	<5000.00	<0.20	<0.20	<0.20	<0.30	<0.50	<0.40	<0.40	<0.30	<0.40	<0.30	<300.00	<200.00	<0.80
	10/22/02	144.09	<20.00	<30.00	<1000.00	<0.20	0.24 ^c	<0.30	<0.50	<0.40	<5.00	<0.40	<0.30	<0.40	<0.40	<1.00	<1.00	nd
	01/15/03	146.49	<20.00	<30.00	<5000.00	<0.19	<0.17	<0.18	<0.40	<0.31	<3.30	<0.35	<0.28	<0.32	<0.24	<0.24	<0.07	nd
	04/16/03	145.92	24.00 ^d	370.00 ^d	<1000.00	<0.19	<0.17	<0.18	0.91 ^e	<0.31	<3.30	<0.35	<0.28	<0.32	<0.24	<0.24	<0.10	nd
	07/07/03	144.93	68.00 ^f	<280.00	<1000.00	<0.19	<0.16	<0.18	12.00 ^g	<0.39	<4.50	<0.47	<0.38	<0.27	<0.37	<0.27	<0.20	nd
	10/20/03	144.72	28.00 ^f	560.00	<1000.00	0.54	2.30	0.40 ^g	2.10	<0.39	<10.00	<0.47	<0.39	<0.45	<0.37	<0.10	<0.10	nd
	06/03/04	144.97	<19.00	<440.00	<1000.00	<0.16	0.15 ^g	<0.20	0.43 ^g	<0.39	<10.00	<0.47	<0.39	<0.45	<0.37	<0.30	<0.30	nd
	09/14/04	nm	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns
	12/09/04	144.71	<35.00	<410.00	na	0.40 ^g	1.60	0.23 ^g	1.20 ^g	<0.32	<11.00	<0.27	<0.27	<0.21	<0.21	na	na	na
	Change from last	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc
	MCL	1,000.00 ^h	1,000.00 ^h	1,000.00 ^h	1,000.00 ^h	1.00	150.00	300.00	1750.00	13.00	nd	nd	nd	nd	nd	nd	nd	15.00 ^h

TABLE 4 (continued)

SUMMARY OF HISTORICAL WATER SAMPLE LABORATORY ANALYTICAL RESULTS*
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700

Well ID	Sample Date	Ground-water Elevation (ft amsl)	TPH-C	TPH-D	TPH-O	B	T	E	X	MBE	tBA	DPE	EPE	tAME	EDC	MeOH	EOH	Lead	
	09/22/94	143.69	nd	nd	nd	nd	nd	nd	na	na	na	nd	na	na	na	na	na	11.00	
	03/15/95	147.52	560.00	nd	810.00	52.00	1.90	21.00	8.20	na	na	na	na	na	1.20	na	na	nd	
	10/11/95	143.94	2100.00	3,500 (TRPH)	270.00	2.50	nd	12.00	na	na	na	nd	na	na	23.00	ma	ma	nd	
	01/11/96	144.03	390.00	na	nd	19.00	0.53	nd	9.30	nd	na	na	na	na	nd	na	na	14.00	
	04/02/96	145.91	2600.00	na	nd	700.00	23.00	13.00	81.00	41.00	na	na	na	na	nd	na	na	nd	
	08/23/96	144.30	nd	na	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd	
	07/13/98	145.36	5300.00	1000.00	na	330.00	11.00	26.00	8.70	8.80	na	na	na	na	nd	na	na	nd	
	10/23/98	143.84	nd	nd	na	rd	0.30	nd	nd	3.40	na	na	na	na	nd	na	na	nd	
	12/22/98	144.16	nd	nd	na	rd	nd	nd	nd	nd	na	na	na	na	nd	na	na	7.20	
	02/17/99	144.85	nd	nd	4.30	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd	
	06/03/99	144.95	nd	nd	2.40	nd	nd	nd	5.40	na	na	na	na	na	na	na	na	nd	
	08/03/99	144.17	nd	nd	1.80	0.49	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd	
	11/09/99	143.13	nd	nd	0.80	nd	1.20	1.20	nd	nd	na	na	na	na	nd	na	na	nd	
	01/26/00	143.63	nd	nd	3.90	nd	1.00	1.20	nd	nd	na	na	na	na	nd	na	na	nd	
	08/03/00	144.25	nd	nd	0.54	nd	nd	nd	5.40	na	na	na	na	na	na	na	na	nd	
	02/02/01	145.37	285.00	nd	nd	7.00	nd	2.20	1.00	nd	nd	nd	nd	nd	100.00	nd	nd	nd	
	05/11/01	145.67	nd	nd	nd	159.00	2.50	nd	10.50	8.00	nd	nd	nd	nd	nd	nd	nd	nd	
	08/09/01	144.57	nd	nd	nd	nd	nd	nd	3.75	nd	nd	nd	nd	nd	nd	nd	nd	nd	
	11/09/01	143.51	40.00	nd	nd	0.70	nd	nd	2.00	nd	nd	nd	nd	nd	nd	nd	nd	nd	
	02/06/02	145.40	20.00	400.00	<5,000.00	3.00	<0.20	<0.20	<0.50	2.00	<5.00	<0.20	<0.20	<0.30	<0.20	<300.00	<300.00	<2.00	
	06/12/02	143.80	30.00	<500.00	<5,000.00	<0.20	<0.20	<0.30	<0.50	1.50	<5.00	<0.40	<0.30	<0.40	<0.3	<400.00	<300.00	<50.00	
	08/06/02	143.51	<20.00	500.00	<5,000.00	<0.20	<0.20	<0.30	<0.50	1.70	<5.00	<0.30	<0.40	<0.3	<300.00	<200.00	<80.00		
	10/22/02	142.98	<20.00	<500.00	<1,000.00	<0.20	<0.20	0.74	0.69	1.60	<5.00	<0.40	<0.30	<0.40	na	na	<1.00	na	
	01/15/03	145.64	98.00	600.00	<5,000.00	3.30	<0.17	<0.18	<0.40	1.60	<3.30	<0.35	<0.28	<0.32	<0.24	na	na	0.50	
	04/16/03	146.31	35.00	<1,000.00	600.00	<1,000.00	1.60	<0.17	0.18	<0.40	1.60	<3.30	<0.35	<0.28	<0.32	<0.24	na	0.60	
	07/07/03	144.55	65.00	460.00	<1,000.00	0.78	<0.16	<0.18	1.00	2.60	5.50	<0.47	<0.38	<0.27	<0.37	na	na	<0.07	
	10/20/03	144.07	37.00	600.00	<1,000.00	<1,000.00	<0.16	0.22	<0.20	<0.36	2.30	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	0.30
	06/03/04	144.77	40.00	<40.00	<100.00	0.19	<0.14	<0.20	<0.36	3.00	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	0.10	
	09/14/04	143.65	42.00	<40.00	na	1.80	6.20	0.79	4.70	2.60	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	na	
	12/09/04	144.15	<35.00	<41.00	na	0.45	2.00	<0.16	1.40	1.50	<11.00	<0.27	<0.29	<0.27	<0.21	na	na	na	
	Change from last		nc	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	MCL	
			1,000.00³	1,000.00²	1,000.00²	1,000.00²	1.00	150.00	300.00	1750.00	13.00	nd	nd	nd	nd	nd	nd	15.00¹	

TABLE 4 (continued)

SUMMARY OF HISTORICAL WATER SAMPLE LABORATORY ANALYTICAL RESULTS*
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700

Well ID	Sample Date	Ground-water Elevation (ft amsl)	TPH-G	TPH-D	TPH-O	B	T	E	X	MtBE	tBA	DPE	EtBE	tAME	EDC	MeOH	EOH	Lead
	09/22/94	144.98	nd	620.00	nd	nd	nd	nd	na	na	na	nd	na	na	na	na	na	nd
	03/15/95	148.34	nd	nd	nd	nd	nd	nd	na	na	na	nd	na	na	na	na	na	nd
	10/11/95	145.72	26.00	3,100.00 (TRPH)	nd	nd	nd	nd	na	na	na	nd	na	na	na	4.00	na	na
	01/11/96	145.29	nd	na	nd	nd	nd	nd	na	na	na	nd	na	na	na	9.00	na	na
	04/02/96	147.23	nd	na	nd	nd	nd	nd	4.50	na	na	nd	na	na	na	na	na	nd
	08/23/96	145.39	nd	na	nd	nd	nd	nd	4.50	na	na	nd	na	na	na	na	na	nd
	07/13/98	146.11	nd	nd	nd	nd	nd	nd	6.50	na	na	nd	na	na	na	na	na	6.00
	10/23/98	144.79	nd	nd	nd	nd	nd	nd	9.50	na	na	nd	na	na	na	na	na	nd
	12/22/98	145.30	nd	nd	nd	nd	nd	nd	na	na	na	nd	na	na	na	na	na	nd
	02/17/99	146.21	nd	nd	nd	nd	nd	nd	12.00	na	na	nd	na	na	na	na	na	nd
	06/03/99	144.63	nd	nd	nd	nd	nd	nd	12.00	na	na	nd	na	na	na	na	na	nd
	08/03/99	145.44	nd	nd	nd	nd	nd	nd	na	na	na	nd	na	na	na	na	na	nd
	11/09/99	144.84	nd	nd	nd	nd	nd	nd	na	na	na	nd	na	na	na	na	na	nd
	01/26/00	145.01	nd	nd	nd	nd	nd	nd	na	na	na	nd	na	na	na	na	na	nd
	02/02/01	146.42	nd	nd	nd	nd	nd	nd	390.00	nd	nd	nd	nd	na	nd	256.00	nd	nd
	05/11/01	146.72	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	na	nd	nd	nd	nd
	08/09/01	145.71	nd	nd	nd	nd	nd	nd	124.00	nd	nd	nd	nd	nd	nd	nd	nd	nd
	11/09/01	144.68	90.00	nd	nd	nd	nd	nd	120.00	nd	nd	nd	nd	nd	nd	nd	nd	nd
	02/06/02	146.26	67.00	<300.00	<5000.00	<0.20	<0.20	<0.40	77.00	<5.00	<0.20	<0.20	<0.30	<0.20	<0.20	<300.00	<300.00	<2.00
	06/12/02	144.29	51.00	<500.00	<5000.00	<0.20	<0.20	<0.30	<0.40	58.00	<5.00	<0.40	<0.30	<0.30	<0.40	<400.00	<300.00	<50.00
	08/06/02	144.02	40.00	<500.00	<5000.00	<0.20	<0.20	<0.30	<0.40	42.00	<5.00	<0.30	<0.30	<0.30	<0.40	<300.00	<200.00	<80.00
	10/22/02	144.54	30.00	<500.00	<1000.00	<0.20	<0.20	<0.30	<0.40	23.00	<5.00	<0.40	<0.30	<0.30	<0.40	na	na	<1.00
	01/15/03	146.92	30.00	<500.00	<5000.00	<0.19	<0.17	<0.18	<0.40	34.00	<3.30	<0.35	<0.28	<0.32	<0.24	na	na	<0.07
	04/16/03	147.43	30.00	630.00	<1000.00	<0.19	<0.17	<0.18	<0.40	34.00	<3.30	<0.35	<0.28	<0.32	<0.24	na	na	0.20
	07/07/03	145.78	32.00	<280.00	<1000.00	<0.19	<0.16	<0.18	1.60	45.00	<3.30	<0.47	<0.38	<0.27	<0.37	na	na	<0.07
	10/20/03	145.36	37.00	<440.00	<1000.00	<0.16	0.26	<0.30	<0.36	47.00	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	0.80
	06/03/04	146.61	24.00	<440.00	<1000.00	<0.16	<0.14	<0.20	<0.36	37.00	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	0.12
	09/14/04	num	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns
	12/09/04	145.81	<35.00	<410.00	na	0.40	1.70	<0.16	0.61	28.00	<11.00	<0.27	<0.29	<0.21	na	na	na	na
	Change from last	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc
	MCL	1,000.00 ^a	1,000.00 ^a	1,000.00 ^a	1,000.00 ^a	1.00	150.00	300.00	1750.00	13.00	nl	nl	nl	0.50	nl	nl	nl	15.00 ^b

TABLE 4 (continued)

SUMMARY OF HISTORICAL WATER SAMPLE LABORATORY ANALYTICAL RESULTS*
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700

Well ID	Sample Date	Ground-water Elevation (ft amsl)	TPH-G	TPH-D	TPH-O	B	T	E	X	MTBE	tBA	DPE	EtBE	TAME	EDC	MeOH	EOH	Lead
	09/22/94	ni	ni	ni	ni	ni	ni	ni	ni	na	na	na	na	ni	na	na	na	ni
	03/15/95	ni	ni	ni	ni	ni	ni	ni	ni	na	na	na	na	ni	na	na	na	ni
	10/11/95	144.17	72.00	500 (TRPH)	rd	nd	nd	nd	nd	na	na	na	na	nd	na	na	na	nd
	01/11/96	144.32	nd	na	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	na	17.00
	04/02/96	145.78	nd	na	nd	nd	nd	nd	nd	1.00	na	na	na	nd	na	na	na	nd
	08/23/96	144.39	nd	na	nd	rd	nd	nd	nd	1.00	na	na	na	nd	na	na	na	nd
	07/13/98	144.95	nd	na	nd	nd	nd	nd	nd	nd	na	na	na	nd	na	na	na	nd
	10/23/98	144.11	nd	na	nd	nd	nd	nd	nd	nd	na	na	na	nd	na	na	na	nd
	12/22/98	144.33	nd	na	nd	nd	nd	nd	nd	nd	na	na	na	nd	na	na	na	5.70
	02/17/99	145.01	nd	na	na	na	nd	na	na	na	nd							
	06/03/99	145.27	nd	na	na	na	nd	na	na	na	nd							
	08/03/99	144.40	nd	na	na	na	nd	na	na	na	nd							
	11/09/99	143.65	nd	na	na	na	nd	na	na	na	nd							
	01/26/00	143.60	nd	na	na	na	nd	na	na	na	nd							
	08/03/00	144.50	nd	na	na	na	nd	na	na	na	nd							
MW4	02/02/01	145.45	nd	na	na	na	nd	na	na	na	nd							
	05/11/01	145.77	nd	na	na	na	nd	na	na	na	nd							
	08/09/01	144.86	nd	na	na	na	nd	nd	nd	nd	nd							
	11/09/01	143.85	20.00	nd	nd	<0.20	0.30	nd	nd	nd	na	na	na	nd	nd	nd	nd	nd
	02/06/02	145.06	20.00	<500.00	<500.00	0.60	<0.20	0.90	<0.30	<5.00	<0.20	<0.20	<0.30	<0.20	<0.20	<300.00	<300.00	<2.00
	06/12/02	143.46	20.00	<500.00	<500.00	1.30	2.10	0.74	3.50	<0.40	<5.00	<0.40	<0.30	<0.40	<0.30	<400.00	<300.00	<50.00
	08/06/02	143.13	65.00	<500.00	<500.00	<0.20	<0.20	<0.30	<0.50	<0.40	<5.00	<0.40	<0.30	<0.40	<0.30	<400.00	<200.00	<0.80
	10/22/02	143.55	>20.00	<500.00	<1000.00	<0.20	<0.20	<0.30	<0.50	<0.40	<5.00	<0.40	<0.30	<0.40	<0.30	<400.00	<200.00	<1.00
	01/15/03	145.54	<20.00	<500.00	<500.00	<0.19	<0.17	<0.18	0.53	<0.31	<0.30	<0.35	<0.28	<0.32	<0.24	<400.00	<200.00	<0.07
	04/16/03	145.95	<20.00	<280.00	<1000.00	<0.19	<0.17	<0.18	0.60	<0.31	<0.30	<0.35	<0.28	<0.32	<0.24	<400.00	<200.00	0.20
	07/07/03	145.12	40.00	<280.00	<1000.00	<0.19	<0.16	<0.18	5.40	<0.39	<0.40	<0.47	<0.38	<0.27	<0.27	<400.00	<200.00	0.20
	10/20/03	144.18	25.00	<1000.00	0.40	1.70	<0.30	1.60	<0.39	<10.00	<0.47	<0.39	<0.45	<0.37	<0.37	<400.00	<200.00	0.10
	06/03/04	144.77	<19.00	<440.00	<1000.00	<0.16	<0.14	<0.20	<0.36	<0.39	<10.00	<0.47	<0.39	<0.45	<0.37	<400.00	<200.00	0.12
	09/14/04	143.91	<35.00	<440.00	na	2.20	5.70	0.51	3.10	0.83	<10.00	<0.47	<0.45	<0.37	<0.37	<400.00	<200.00	0.20
	12/09/04	144.22	58.00	<410.00	na	5.20	17.00	2.20	12.00	<0.32	<11.00	<0.27	<0.29	<0.27	<0.21	<400.00	<200.00	0.10
	Change from last		+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
	MCL		1,000.00^a	1,000.00^b	1,000.00^c	1,000.00^d	1,000.00^e	1,000.00^f	1,000.00^g	1,000.00^h	1,000.00ⁱ	1,000.00^j	1,000.00^k	1,000.00^l	1,000.00^m	1,000.00ⁿ	1,000.00^o	1,000.00^p

TABLE 4 (continued)

SUMMARY OF HISTORICAL WATER SAMPLE LABORATORY ANALYTICAL RESULTS*
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700

Well ID	Sample Date	Ground-water Elevation (ft amsl)	TPH-G	TPH-D	TPH-O	B	T	E	X	MtBE	tBA	DPE	EtBE	tAME	EDC	MeOH	EOH	Lead
	09/22/94	ni	ni	ni	ni	ni	ni	ni	ni	na	na	na	na	ni	na	na	na	ni
	03/15/95	ni	ni	ni	ni	ni	ni	ni	ni	na	na	na	na	ni	na	na	na	ni
	10/11/95	142.77	200.00	1,700 (TRPH)	nd	nd	0.80	nd	na	na	na	na	na	nd	na	na	na	nd
	01/11/96	143.36	95.00	na	nd	0.39	nd	nd	nd	na	na	na	na	nd	na	na	na	nd
	04/02/96	145.00	190.00	na	nd	0.50	nd	nd	4.70	na	na	na	na	nd	na	na	na	nd
	08/23/96	143.36	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	na	nd
	07/13/98	144.18	nd	nd	nd	nd	nd	nd	1.00	na	na	na	na	0.60	na	na	na	nd
	10/23/98	143.12	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	na	nd
	12/22/98	143.44	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	na	6.50
	02/17/99	144.20	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	na	18.00
	06/03/99	144.83	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	na	16.00
	08/03/99	143.27	nd	nd	nd	nd	1.20	nd	nd	na	na	na	na	nd	na	na	na	nd
	11/09/99	142.09	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	0.80	na	na	na	nd
	01/26/00	141.87	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	0.90	na	nd
	08/03/00	143.40	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	na	nd
	02/02/01	144.60	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	na	nd
	05/11/01	144.92	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	na	nd
	08/09/01	143.94	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	nd	na	na	nd
	11/09/01	142.99	20.00	nd	nd	nd	nd	nd	2.00	nd	nd	nd	nd	nd	1.00	nd	nd	nd
	02/06/02	144.24	20.00	<30.00	<5000.00	<0.20	<0.20	0.60	2.00	<5.00	<0.20	<0.20	<0.20	0.50	<300.00	<300.00	<2.00	
	06/12/02	142.65	<20.00	<50.00	<5000.00	<0.20	<0.20	<0.20	<1.50	<5.00	<0.40	<0.30	<0.40	0.47	<400.00	<300.00	<50.00	
	08/06/02	142.60	<20.00	<50.00	<5000.00	<0.20	<0.20	<0.20	2.00	<5.00	<0.30	<0.30	<0.40	0.49	<300.00	<200.00	<80.00	
	10/22/02	141.99	<20.00	<50.00	<1000.00	<0.20	<0.20	<0.20	1.40	<5.00	<0.40	<0.30	<0.40	na	na	na	<1.00	
	01/15/03	144.58	30.00	<50.00	<5000.00	<0.19	<0.17	<0.18	<0.20	0.51	<3.30	<0.35	<0.28	<0.32	<0.24	na	na	0.30
	04/16/03	145.25	30.00	330.00	<1000.00	<0.19	<0.17	<0.18	0.90	<0.31	<3.30	<0.35	<0.28	<0.32	<0.24	na	na	0.38
	07/07/03	144.20	21.00	<28.00	<1000.00	<0.19	<0.16	<0.18	<0.44	<0.39	<4.50	0.54	<0.38	<0.27	<0.37	na	na	0.10
	10/20/03	142.98	26.00	<44.00	<1000.00	0.38	1.50	<0.20	1.30	2.00	<10.00	<0.47	<0.39	0.46	0.46	na	na	0.90
	06/03/04	143.39	28.00	<44.00	<1000.00	<0.16	0.17	<0.20	<0.36	1.70	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	<0.07
	09/14/04	142.44	74.00	<44.00	na	7.70	21.00	2.10	12.00	4.90	<10.00	<0.47	<0.39	<0.45	0.49	na	na	na
	12/09/04	142.99	<35.00	<41.00	na	0.19	0.64	<0.16	<0.54	3.20	<11.00	<0.27	<0.29	<0.27	0.51	na	na	na
	Change from last		na	na	na	na	na	na	na	na	na	na	na	+	na	na	na	na
	MCL		1,000.00 ^a	1,000.00 ^a	1,000.00 ^a	1.00	150.00	300.00	1750.00	13.00	na	na	na	0.50	na	15.00 ^b	na	na

TABLE 4 (continued)

SUMMARY OF HISTORICAL WATER SAMPLE LABORATORY ANALYTICAL RESULTS*
BALLARD PROPERTY, SATICOY
VCEHDLUFT File # C90127; SWRCB Global ID# T0611100700

Well ID	Sample Date	Ground-water Elevation (ft amsl)	TPH-G	TPH-D	TPH-O	B	T	E	X	MBE	tBA	DPE	EtBE	tAME	EDC	MeOH	EOH	Lead
	09/22/94	ni	ni	ni	ni	ni	ni	ni	ni	na	na	nd	nd	na	na	na	na	ni
	03/15/95	ni	ni	ni	ni	ni	ni	ni	ni	na	na	nd	nd	na	na	na	na	ni
	10/11/95	ni	ni	ni	ni	ni	ni	ni	ni	na	na	nd	nd	na	na	na	na	ni
	01/11/96	ni	ni	ni	ni	ni	ni	ni	ni	na	na	nd	nd	na	na	na	na	ni
	04/02/96	ni	ni	ni	ni	ni	ni	ni	ni	na	na	nd	nd	na	na	na	na	ni
	08/23/96	142.72	nd	nd	nd	nd	nd	nd	nd	na	na	nd	nd	na	na	na	na	nd
	07/13/98	143.95	nd	nd	nd	nd	nd	nd	nd	na	na	nd	nd	na	na	2.40	na	28.00
	10/23/98	143.04	nd	nd	nd	nd	nd	nd	nd	na	na	nd	nd	na	na	na	na	nd
	12/22/98	143.40	nd	nd	nd	nd	nd	nd	nd	na	na	nd	nd	na	na	na	na	nd
	02/17/99	144.64	nd	nd	nd	nd	nd	nd	nd	na	na	nd	nd	na	na	na	na	nd
	06/03/99	135.03	nd	nd	nd	nd	nd	nd	nd	na	na	nd	nd	na	na	na	na	nd
	08/03/99	142.39	nd	nd	nd	nd	nd	nd	nd	na	na	nd	nd	na	na	na	na	nd
	11/09/99	140.98	nd	nd	nd	nd	nd	nd	nd	na	na	nd	nd	na	na	1.20	na	nd
	01/26/00	140.78	nd	nd	nd	nd	nd	nd	nd	na	na	nd	nd	nd	na	1.30	na	nd
	02/02/01	144.37	nd	nd	nd	nd	nd	nd	nd	na	na	nd	nd	na	na	111.00	nd	nd
	05/11/01	144.65	nd	nd	nd	nd	nd	nd	nd	na	na	nd	nd	na	na	nd	nd	nd
	08/09/01	143.66	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
	11/09/01	142.85	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	1.00	nd	nd	nd
	02/06/02	—	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
	06/12/02	142.51	30.00	<5000.00	<5000.00	1.70	2.80	0.84	3.90	<0.40	<5.00	1.50	<0.30	<0.40	0.83	<400.00	<300.00	<50.00
	08/06/02	141.49	<20.00	<500.00	<500.00	<0.20	<0.20	<0.20	<0.50	1.20	<5.00	2.00	<0.30	<0.40	0.86	<300.00	<200.00	1.00
	10/22/02	140.82	<20.00	<500.00	<1000.00	<0.20	0.24	<0.20	<0.50	<0.40	<5.00	<0.30	<0.40	<0.40	na	na	<1.00	na
	01/15/03	144.45	<20.00	<500.00	<5000.00	<0.19	<0.17	<0.18	<0.40	<0.31	<3.30	0.76	<0.28	<0.32	0.28	na	na	<0.07
	04/16/03	145.34	30.00	<500.00	<1000.00	<0.19	<0.19	<0.17	<0.18	<0.40	<0.31	<3.30	3.40	<0.28	<0.32	1.20	na	0.20
	07/07/03	143.79	62.00	<500.00	<1000.00	<0.19	<0.16	<0.18	10.00	<0.39	<4.50	3.60	<0.28	<0.27	1.10	na	na	<0.07
	10/20/03	na	39.00	<440.00	<1000.00	0.87	3.70	0.55	3.60	<0.39	<10.00	4.40	<0.39	<0.45	1.40	na	na	0.08
	06/03/04	143.29	20.00	<440.00	<1000.00	<0.16	0.14	<0.20	<0.36	<0.39	<10.00	4.30	<0.39	<0.45	1.20	na	na	<0.07
	09/14/04	nm	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns
	12/09/04	142.16	<3.50	<41.00	na	0.71	2.70	0.42	2.50	<0.32	<11.00	4.60	<0.29	<0.27	1.60	na	na	na
	Change from last	—	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc
	MCL	1,000.00 ^a	1,000.00 ^a	1,000.00 ^a	1,000.00 ^a	1.000	150.00	300.00	1750.00	13.00	nd	nd	nd	nd	0.50	nd	nd	15.00 ^b

TABLE 4 (continued)

SUMMARY OF HISTORICAL WATER SAMPLE LABORATORY ANALYTICAL RESULTS*
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700

Well ID	Sample Date	Ground-water Elevation (ft amsl)	TPH-G	TPH-D	TPH-O	B	T	E	X	MtBE	tBA	DPE	EtBE	tAME	EDC	MeOH	EOH	Lead
	09/22/94	ni	ni	ni	ni	ni	ni	ni	ni	na	na	nd	nd	na	na	na	na	ni
	03/15/95	ni	ni	ni	ni	ni	ni	ni	ni	na	na	nd	nd	na	na	na	na	ni
	10/11/95	ni	ni	ni	ni	ni	ni	ni	ni	na	na	nd	nd	na	na	na	na	ni
	01/11/96	ni	ni	ni	ni	ni	ni	ni	ni	na	na	nd	nd	na	na	na	na	ni
	04/02/96	ni	ni	ni	ni	ni	ni	ni	ni	na	na	nd	nd	na	na	na	na	ni
	08/23/96	143.10	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
	07/13/98	144.34	nd	nd	na	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
	10/23/98	142.83	nd	nd	na	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
	12/22/98	143.20	nd	nd	na	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
	02/17/99	144.39	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	7.60
	06/03/99	136.00	nd	nd	1.90	2.30	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	15.00
	08/03/99	143.16	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
	11/09/99	141.75	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
	01/26/00	141.97	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
	02/02/01	144.92	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
	05/11/01	145.09	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
	08/09/01	144.14	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
	11/09/01	143.24	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
	02/06/02	144.46	<20.00	<30.00	<5,000.00	<0.20	0.60	<0.20	<0.50	<0.30	<5.00	<0.20	<0.20	<0.30	<0.20	<300.00	<300.00	<2.00
	06/12/02	142.81	<20.00	<50.00	<5,000.00	0.27	0.45	<0.30	<0.50	<0.40	<5.00	<0.30	<0.40	<0.30	<400.00	<300.00	<50.00	<50.00
	08/06/02	141.99	<20.00	<50.00	<5,000.00	<0.20	<0.20	<0.30	<0.50	<0.40	<5.00	<0.30	<0.40	<0.30	<300.00	<200.00	<80.00	<80.00
	10/22/02	141.36	<20.00	<50.00	<1,000.00	<0.20	<0.20	<0.30	<0.50	<0.40	<5.00	<0.30	<0.40	<0.30	<300.00	<200.00	<80.00	<80.00
	01/15/03	145.18	<20.00	<50.00	<5,000.00	<0.19	<0.17	<0.18	<0.40	<0.31	<3.30	<0.35	<0.28	<0.32	<0.24	<24	<24	<0.07
	04/16/03	146.09	22.00	290.00	<1,000.00	<0.19	<0.17	<0.18	1.10	<0.31	<3.30	<0.35	<0.28	<0.32	<0.24	<24	<24	0.08
	07/07/03	nm	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns
	10/20/03	142.71	41.00	<440.00	<1,000.00	1.00	4.30	0.65	4.10	<0.39	<10.00	<0.47	<0.45	<0.37	na	na	na	0.20
	06/03/04	143.89	25.00	<440.00	<1000.00	<0.16	0.29	<0.20	0.71	<0.39	<10.00	<0.47	<0.45	<0.37	na	na	na	0.08
	09/14/04	nm	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns
	12/09/04	nm	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns
	Change from last	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc
	MCL	1,000.00 ^a	1,000.00 ^b	1,000.00 ^b	1,000.00 ^b	1.00	150.00	300.00	1750.00	13.00	nd	nd	nd	nd	nd	0.50	ni	15.00 ^b

TABLE 4 (continued)

SUMMARY OF HISTORICAL WATER SAMPLE LABORATORY ANALYTICAL RESULTS*

BALIARD PROPERTY, SATICOY

VCE/HI UNIT File # C90127: SWRCB Global ID# T0611100700

TABLE 4 (continued)

SUMMARY OF HISTORICAL WATER SAMPLE LABORATORY ANALYTICAL RESULTS*

BALLARD PROPERTY, SATICOY

VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700

Well ID	Sample Date	Ground-water Elevation (ft amsl)	TPH-G	TPH-D	TPH-O	B	T	E	X	MtBE	tBA	DPE	EtBE	TAME	EDC	MeOH	EOH	Lead
	03/20/01	147.17	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	1.40
	05/11/01	145.37	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
	08/08/01	144.31	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
	11/09/01	143.23	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
	02/06/02	144.15	<20.00	<30.00	<5,000.00	<0.20	<0.20	<0.20	<0.50	2.00	<5.00	<0.20	<0.20	<0.30	<0.20	<300.00	<300.00	<2.00
	06/12/02	142.53	<20.00	<50.00	<5,000.00	<0.20	<0.20	<0.20	<0.50	1.30	<5.00	<0.40	<0.30	<0.30	<400.00	<300.00	<50.00	
	08/06/02	142.40	<20.00	<50.00	<5,000.00	<0.20	<0.20	<0.20	<0.50	1.40	<5.00	<0.40	<0.30	<0.30	<400.00	<200.00	<80.00	
MW10	10/22/02	142.85	<20.00	<50.00	<1,000.00	<0.20	<0.20	<0.20	<0.50	1.30	<5.00	<0.40	<0.30	<0.40	na	na	na	<1.00
	01/15/03	145.77	<20.00	<50.00	<5,000.00	<0.19	<0.17	<0.18	<0.40	1.00	<3.30	<0.35	<0.28	<0.32	<0.24	na	na	<0.07
	04/16/03	146.08	20.00	330.00	<1,000.00	<0.19	<0.17	<0.18	<0.40	1.80	<3.30	<0.35	<0.28	<0.32	<0.24	na	na	0.10
	07/07/03	144.53	65.00	<280.00	<1,000.00	<0.19	<0.16	<0.18	17.00	1.10	<4.50	<0.47	<0.38	<0.27	<0.37	na	na	<0.07
	10/20/03	144.04	20.00	530.00	<1,000.00	0.25	0.99	<0.2	0.69	1.20	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	0.10
	06/03/04	144.97	<19.00	<44.00	<1,000.00	<0.16	<0.14	<0.20	<0.36	1.20	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	<0.07
	09/14/04	143.58	<35.00	<44.00	na	0.21	0.54	<0.20	<0.36	1.10	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	na
	12/09/04	144.17	<35.00	<41.00	na	<0.17	<0.22	<0.16	<0.54	1.40	<11.00	<0.27	<0.29	<0.27	<0.21	na	na	na
	Change from last		na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
	MCL		1,000.00 ^a	1,000.00 ^a	1,000.00 ^a	1.00	150.00	300.00	1750.00	13.00	nl	nl	nl	nl	0.50	nl	nl	15.00 ^b

TABLE 4 (continued)

SUMMARY OF HISTORICAL WATER SAMPLE LABORATORY ANALYTICAL RESULTS*
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700

Well ID	Sample Date	Ground-water Elevation (ft amsl)	TPH-G	TPH-D	TPH-O	B	T	E	X	MIBE	tBA	DIPE	EtBE	tAME	EDC	MeOH	EOH	Lead
	09/22/94	ns	ns	ns	ns	ns	ns	ns	ns	na	na	na	na	ns	na	na	na	ns
	03/15/95	ns	ns	ns	ns	ns	ns	ns	ns	na	na	na	na	ns	na	na	na	ns
	10/11/95	ns	ns	ns	ns	ns	ns	ns	ns	na	na	na	na	ns	na	na	na	ns
	01/11/96	ns	ns	ns	ns	ns	ns	ns	ns	na	na	na	na	ns	na	na	na	ns
	04/02/96	ns	ns	ns	ns	ns	ns	ns	ns	na	na	na	na	ns	na	na	na	ns
	08/23/96	ns	ns	ns	ns	ns	ns	ns	ns	na	na	na	na	ns	na	na	na	ns
	07/13/98	ns	ns	ns	ns	ns	ns	ns	ns	na	na	na	na	ns	na	na	na	ns
	10/23/98	ns	ns	ns	ns	ns	ns	ns	ns	na	na	na	na	ns	na	na	na	ns
	12/22/98	ns	ns	ns	ns	ns	ns	ns	ns	na	na	na	na	ns	na	na	na	ns
	02/17/99	nc	nd	na	na	na	na	ns	na	na	na	nd						
	06/03/99	nc	nd	na	na	na	na	ns	na	na	na	nd						
	08/03/99	nc	nd	nd	nd	nd	3.6	nd	nd	na	na	na	na	ns	na	na	na	nd
	11/09/99	nc	nd	na	na	na	na	ns	na	na	na	nd						
	01/26/00	nc	nd	na	na	na	na	ns	na	na	na	nd						
	08/03/00	nc	nd	na	na	na	na	ns	na	na	na	nd						
	02/02/01	nc	nd	nd	nd	nd	nd	nd	na	139	nd	nd						
	05/11/01	nc	nd	nd	nd	nd	nd	nd	na	nd	nd	nd						
	08/09/01	nc	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd						
	11/09/01	nc	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd						
	02/06/02	nc	<20.00	<30.00	<5,000.00	<0.20	<0.20	<0.20	<0.50	<0.30	<5.00	<0.20	<0.20	<0.30	<0.20	<300.00	<300.00	<2.00
	06/12/02	nc	<20.00	<50.00	<5,000.00	<0.20	<0.20	<0.20	<0.50	<0.40	<5.00	<0.40	<0.30	<0.40	<0.30	<400.00	<300.00	<50.00
	08/06/02	nc	<20.00	<50.00	<5,000.00	<0.20	<0.20	<0.20	<0.50	<0.40	<5.00	<0.40	<0.30	<0.40	<0.30	<400.00	<300.00	<80.00
	10/22/02	nc	<20.00	<50.00	<1,000.00	<0.20	<0.20	<0.20	<0.50	<0.40	<5.00	<0.40	<0.30	<0.40	<0.30	<400.00	<300.00	<1.00
	01/15/03	nc	<20.00	<50.00	<5,000.00	<0.19	<0.19	<0.17	<0.18	<0.40	<0.31	<3.30	<0.35	<0.28	<0.32	<0.24	na	<0.07
	04/16/03	nc	<19.00	390.00	<1,000.00	<0.19	<0.17	<0.18	<0.40	<0.31	<3.30	<0.35	<0.28	<0.32	<0.24	na	na	0.10
	07/07/03	nc	25.00	290.00	<1,000.00	<0.19	<0.16	<0.18	1.20	<0.39	<4.50	<0.47	<0.38	<0.27	<0.37	na	na	<0.07
	10/20/03	nc	33.00	<44.00	<1,000.00	0.41	1.70	<0.20	1.50	<0.39	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	0.10
	06/03/04	nc	<19.00	<44.00	<1000.00	<0.16	<0.14	<0.20	<0.36	<0.39	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	<0.07
	09/14/04	nm	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns						
	12/09/04	nm	<35.00	<410.00	<0.17	0.22	<0.16	<0.54	0.81	<11.00	<0.27	<0.29	<0.27	<0.21	na	na	na	na
	Change from last		nc	nc	nc	nc	nc	nc	nc	nc	nc	nc						
	MCL	1,000.00^a	1,000.00^a	1,000.00^a	1,000.00^a	1,000.00^a	1,000.00^a	1,000.00^a	1,000.00^a	300.00	1750.00	13.00	0.50	nl	nl	nl	nl	15.00^b

P1

TABLE 4 (continued)

SUMMARY OF HISTORICAL WATER SAMPLE LABORATORY ANALYTICAL RESULTS*
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700

Well ID	Sample Date	Ground-water Elevation (ft amsl)	TPH-G	TPH-D	TPH-O	B	T	E	X	MBE	tBA	DPE	EtBE	tAME	EDC	MeOH	EOH	Lead
	09/22/94	ns	ns	ns	ns	ns	ns	ns	ns	na	na	ns	na	na	na	na	na	ns
	03/15/95	ns	ns	ns	ns	ns	ns	ns	ns	na	na	ns	na	na	na	na	na	ns
	10/11/95	ns	ns	ns	ns	ns	ns	ns	ns	na	na	ns	na	na	na	na	na	ns
	01/11/96	ns	ns	ns	ns	ns	ns	ns	ns	na	na	ns	na	na	na	na	na	ns
	04/02/96	ns	ns	ns	ns	ns	ns	ns	ns	na	na	ns	na	na	na	na	na	ns
	08/23/96	ns	ns	ns	ns	ns	ns	ns	ns	na	na	ns	na	na	ns	na	na	ns
	07/13/98	ns	ns	ns	ns	ns	ns	ns	ns	na	na	ns	na	na	ns	na	na	ns
	10/23/98	ns	ns	ns	ns	ns	ns	ns	ns	na	na	ns	na	na	ns	na	na	ns
	12/22/98	ns	ns	ns	ns	ns	ns	ns	ns	na	na	ns	na	na	ns	na	na	ns
	02/17/99	nc	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
	06/03/99	nc	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	na	na	na	na	nd
	08/03/99	nc	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	na	na	na	na	nd
	11/09/99	nc	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	na	na	na	na	nd
	01/26/00	nc	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	na	na	na	na	nd
	08/03/00	nc	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	na	na	na	na	nd
	02/02/01	nc	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
	05/11/01	nc	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
	08/09/01	nc	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
	11/09/01	nc	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
	02/06/02	nc	<20.00	<300.00	<5,000.00	<0.20	<0.20	<0.20	<0.50	<0.30	<5.00	<0.20	<0.20	<0.30	<0.20	<300.00	<300.00	<2.00
	06/12/02	nc	<20.00	<500.00	<5,000.00	<0.20	<0.20	<0.20	<0.50	<0.40	<5.00	<0.40	<0.40	<0.30	<400.00	<300.00	<50.00	nd
	08/06/02	nc	<20.00	<500.00	<5,000.00	<0.20	<0.20	<0.20	<0.50	<0.40	<5.00	<0.30	<0.30	<0.40	<0.30	<300.00	<200.00	<80.00
	10/22/02	nc	<20.00	<500.00	<1,000.00	<0.20	<0.20	<0.20	<0.50	<0.40	<5.00	<0.40	<0.40	<0.30	<0.40	na	na	<1.00
	01/15/03	nc	<20.00	<500.00	<5,000.00	<0.19	<0.17	<0.18	<0.40	<0.31	<3.30	<0.35	<0.28	<0.32	<0.24	na	na	0.10
	04/16/03	nc	21.00	440.00	<1,000.00	<0.19	<0.17	<0.18	<0.40	<0.31	<3.30	<0.35	<0.28	<0.32	<0.24	na	na	0.10
	07/07/03	nc	<19.00	280.00	<1,000.00	<0.19	<0.16	<0.18	0.52	<0.39	<4.50	<0.47	<0.38	<0.27	<0.37	na	na	0.10
	10/20/03	nc	58.00	460.00	<1,000.00	16.00	24.00	1.50	14.00	0.40	<10.00	0.63	<0.39	<0.45	<0.37	na	na	0.30
	06/03/04	nc	26.00	<440.00	<1000.00	<0.16	<0.14	<0.20	<0.36	<0.39	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	<0.07
	09/14/04	nm	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns
	12/09/04	nm	<35.00	<410.00	na	0.34	1.10	<0.16	0.77	0.62	<11.00	<0.27	<0.29	<0.21	<0.21	na	na	na
	Change from last	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc
	MCL	1,000.00 ^a	1,000.00 ^a	1,000.00 ^a	1.00	150.00	300.00	1750.00	13.00	1.00	150.00	1.00	0.50	0.50	0.50	0.50	0.50	15.00 ^b

P2

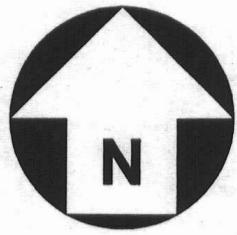
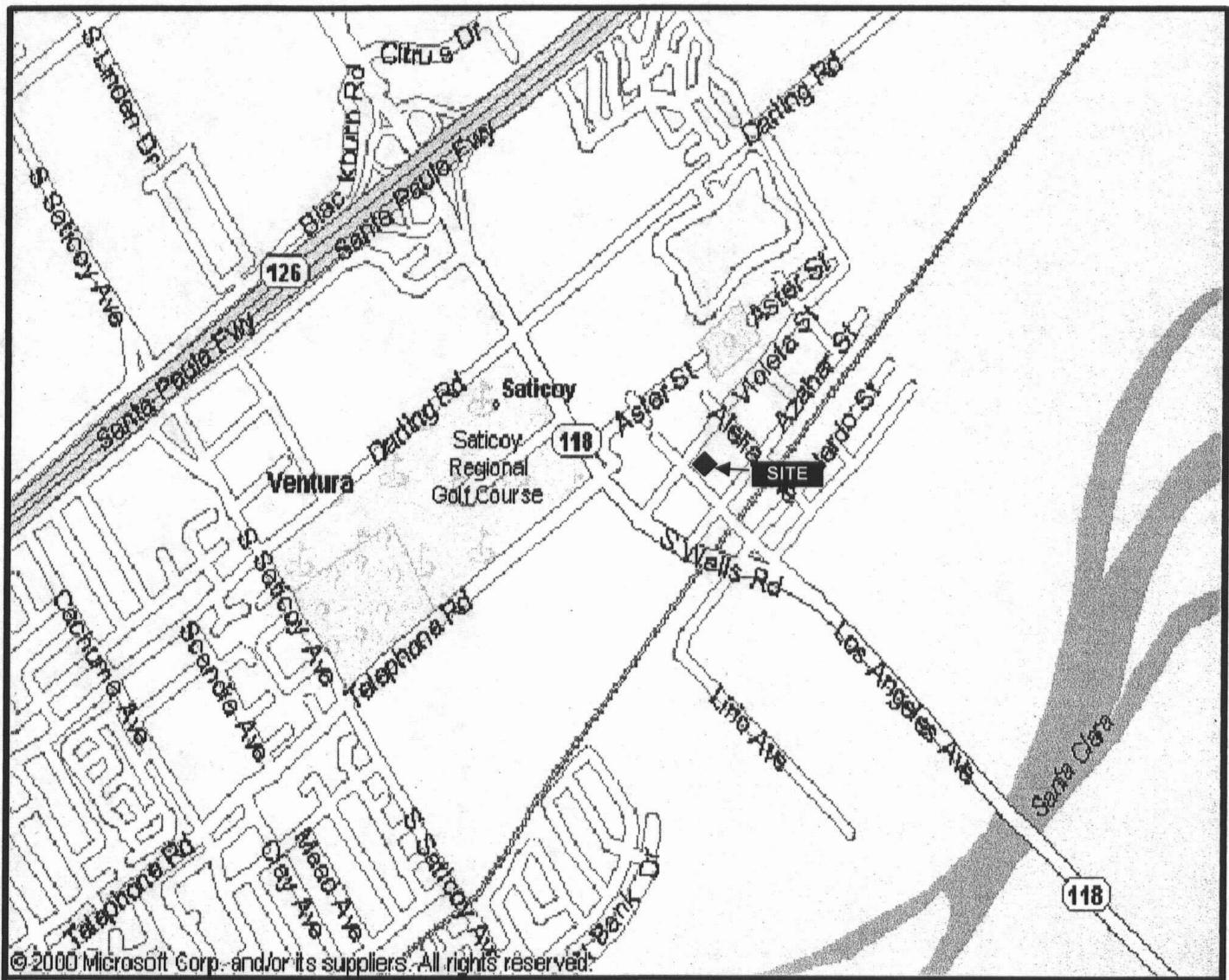
TABLE 4 (continued)

SUMMARY OF HISTORICAL WATER SAMPLE LABORATORY ANALYTICAL RESULTS*
BALLARD PROPERTY, SATICOY
VCEHID LUFT File # C90127; SWRCB Global ID# T0611100700

FOOTNOTES

*	Reported in micrograms per liter ($\mu\text{g/l}$). Samples were analyzed by EPA Test Methods 8015M, and 8260.	
MDL	Method Detection Limit employed by the testing laboratory. The MDLs may have been raised for samples containing elevated concentrations of contaminants or insufficient sample quantity.	
MCL	Maximum Contaminant Levels for water, California Regional Water Quality Control Board, January 18, 1995	March 12, 1999 Memorandums, and Title 22 California Code of Regulations, September 12, 2003.
*)	No MCL listed for TPH-G, TPH-D or TPH-O.	Value represents generally accepted guidelines for TPH-G, TPH-D and TPH-O in groundwater published in other jurisdictions of California.
J	Sample result reported above the MDL but below the Practical Quantitative Limit (PQL), results is an estimated concentration.	
TPH-G	Total petroleum hydrocarbons as gasoline – quantified against a gasoline standard	tBA tertiary-butyl alcohol
TPH-D	Total petroleum hydrocarbons as diesel – quantified against a diesel standard	tAME tertiary-amyl methyl ether
TPH-O	Total petroleum hydrocarbons as motor oil – quantified against a diesel standard	tEBE Ethyl-tertiary butyl ether
B	Benzene	DIPE Di-isopropyl ether
T	Toluene	Diss. Lead Dissolved Lead
E	Ethylbenzene	EDC 1,2-Dichloroethane
X	Total Xylenes	MtBE Methyl tertiary-butyl ether
MeOH	Methanol	ni well not installed
EOH	Ethanol	ns well not sampled this quarter based on EHD directive letter dated August 31, 2004.
na	not analyzed for this constituent	nd not detected at or above the MDL employed

Complete analytical results and chain of custody documentation are included in Appendix C.

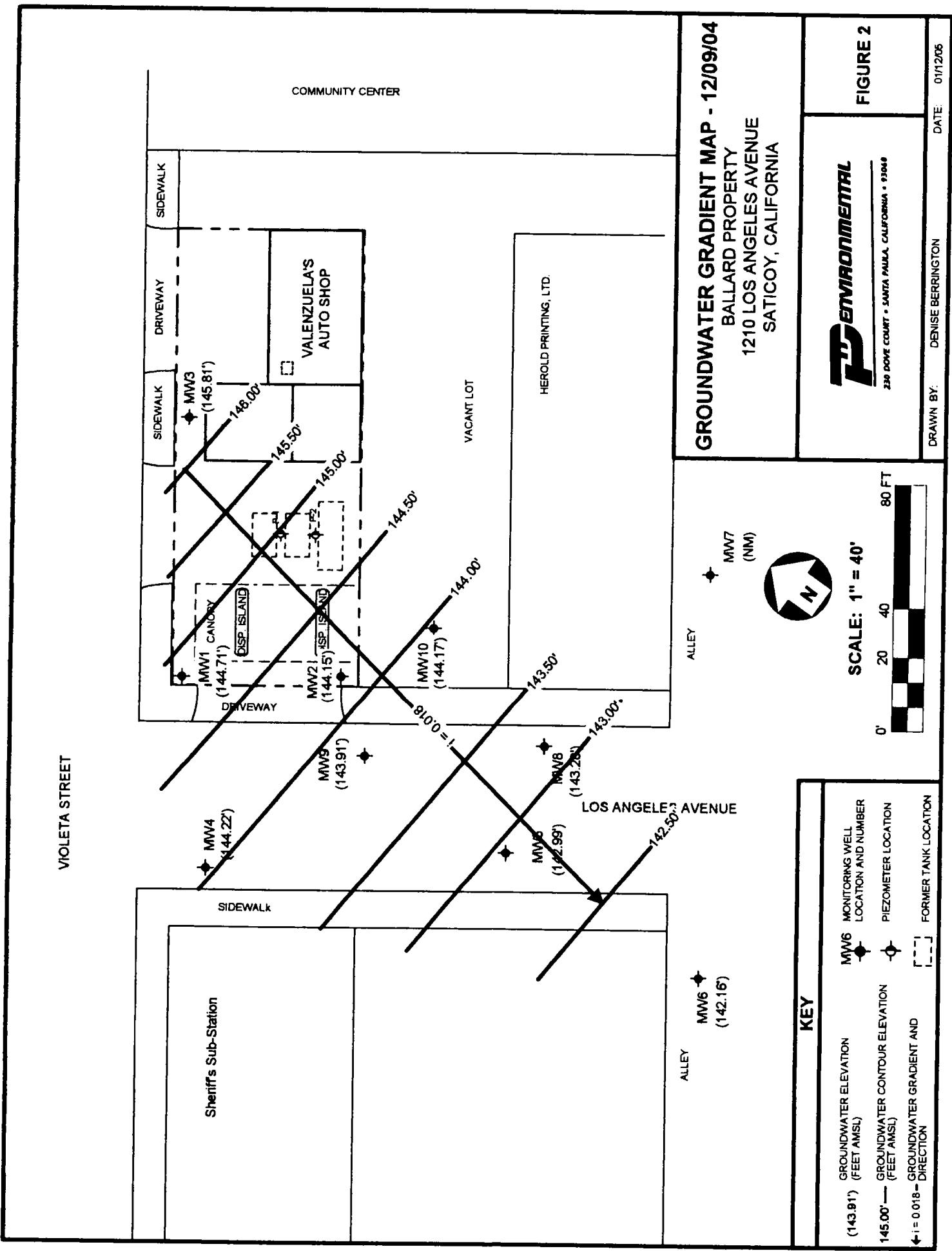


SITE LOCATION MAP
BALLARD PROPERTY
1210 LOS ANGELES AVENUE
SATICOY, CALIFORNIA

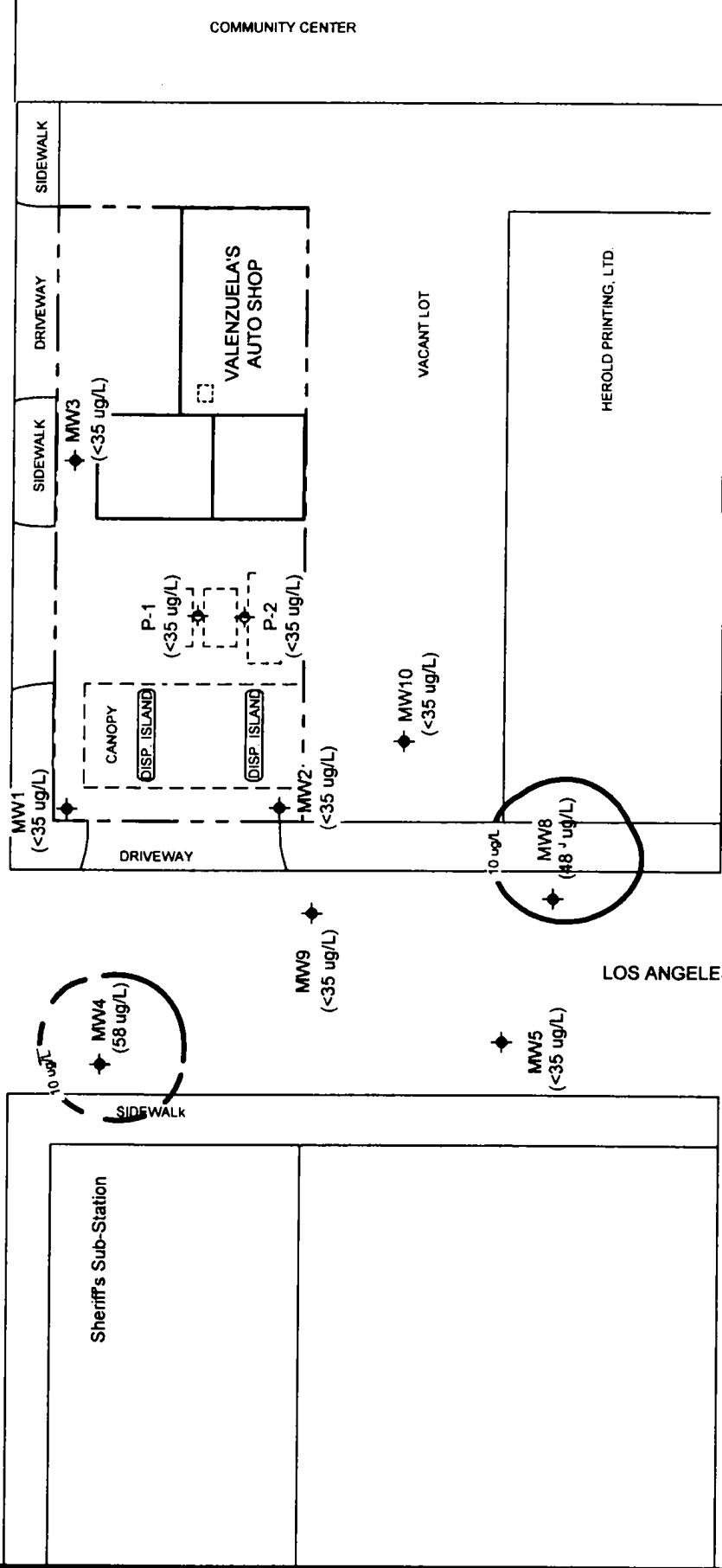
P ENVIRONMENTAL

230 DOVE COURT • SANTA PAULA, CALIFORNIA • 93060

FIGURE 1



VIOLETA STREET



TPH-G ISOCONCENTRATION MAP - 12/9/04

BALLARD PROPERTY
1210 LOS ANGELES AVENUE
SATICOY, CALIFORNIA



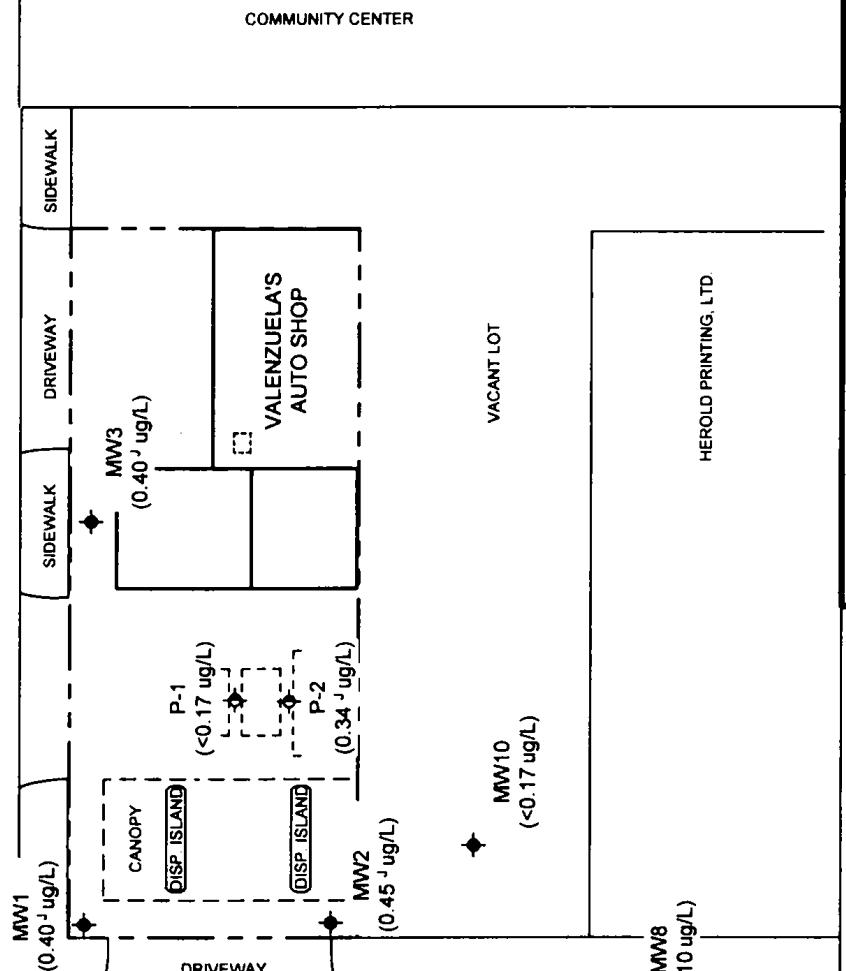
230 DOWNE COUNTY • SANTA PAULA, CALIFORNIA • 93060

FIGURE 3

DRAWN BY: DENISE BERRINGTON

REVISED BY EDF: 1/20/05

VIOLETA STREET



BENZENE ISOCONCENTRATION MAP - 12/9/04
BALLARD PROPERTY
1210 LOS ANGELES AVENUE
SATICOY, CALIFORNIA



FIGURE 4

239 DOVE COURT • SANTA PAULA, CALIFORNIA • 93060

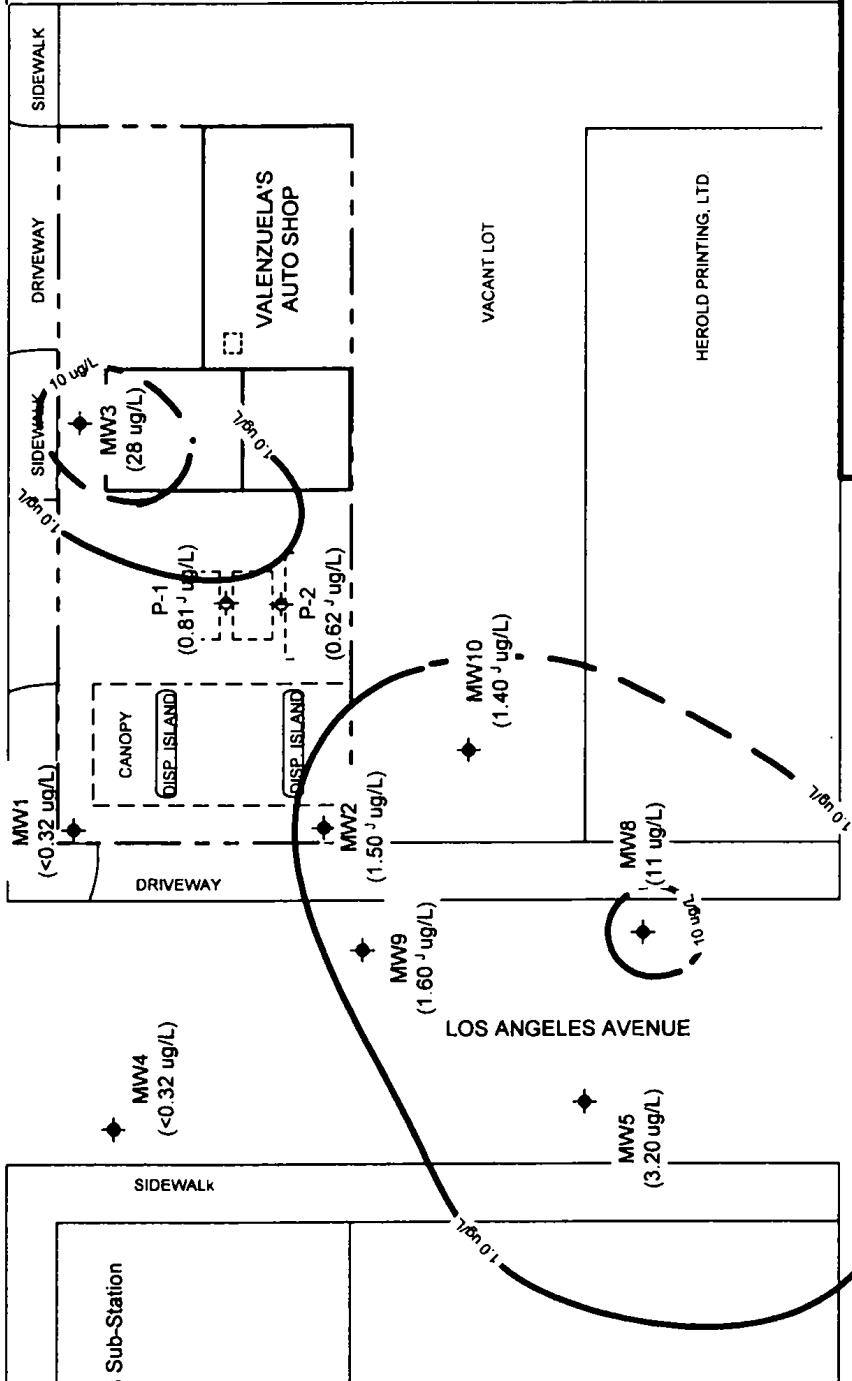
DRAWN BY: RYAN SMITH
(<0.19 ug/L) THE LABORATORY MDL

REVISED BY ABN: 17/04

KEY	
MW5	MONITORING WELL LOCATION AND NUMBER WITH MBE CONCENTRATION REPORTED IN MICROGRAMS PER LITER (ug/L)
-1 ug/L —	BENZENE CONCENTRATION IS LESS THAN (ns) NOT SAMPLED
(<0.19 ug/L) THE LABORATORY MDL	FORMER TANK LOCATION

VIOLETA STREET

COMMUNITY CENTER

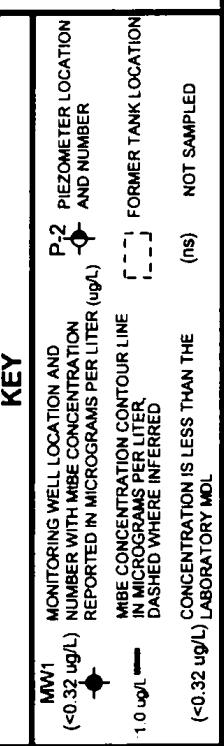


MtBE ISOCONCENTRATION MAP - 12/9/04
BALLARD PROPERTY
1210 LOS ANGELES AVENUE
SATICOY, CALIFORNIA



FIGURE 5

SCALE: 1" = 40'
0' 20 40 80 FT





APPENDIX A

SITE DESCRIPTION, BACKGROUND, AND PROTOCOLS

SITE DESCRIPTION

The Ballard Property site is located at 1210 Los Angeles Avenue, Saticoy, and is situated on the eastern side of Los Angeles Avenue between Violeta and Azahar Streets (Figure 1). The site was historically used as an automobile service station. The site currently consists of a main building and parking lot occupied by an automobile repair business, an automobile upholstery service and a craft shop. The site is bounded by Violeta Street to the north, Los Angeles Avenue to the west, a vacant lot to the south, and a community center to the east (Figure 2).

SITE BACKGROUND

In an aerial photograph from 1945, the property was shown to contain a rectangular-shaped commercial/industrial building. The general vicinity appeared to consist primarily of commercial/industrial buildings, with agricultural land and residential buildings to the north, west, and south. Topographic maps from 1951 and 1967, as well as aerial photographs from 1959 and 1964 indicate that the property contained two separate structures located along Violeta Street, surrounded primarily by commercial/industrial buildings. The general vicinity appeared unchanged from 1945. Aerial photographs from 1977, 1989, and 1994 show the property in the present day configuration, with an L-shaped building located in the northeastern portion of the property, and a smaller, square-shaped building located in the western portion. Throughout its history, the general vicinity surrounding the property contained an increasing number of commercial/industrial buildings.

A city directory list identifies the property as Saticoy Tires and Wheels from 1990 to 1999. In 2003, the property appeared to contain several separate businesses, including Saticoy Tires and Wheels, Saticoy Upholstery, Sespe Products, and Valenzuela Auto Parts.

On November 28, 1990, PW removed three underground storage tanks (USTs) from the site, associated with the former automobile service station. Analytical results from soil and groundwater samples collected from the tank pit at the time of the UST removal indicated the presence of concentrations of total petroleum hydrocarbons as gasoline, total petroleum hydrocarbons as diesel (TPH-D), and benzene exceeding laboratory Method Detection Limits (MDLs).

On September 12, 1991, two piezometers (P1 and P2) were installed in the former gasoline and diesel tank pit when the tank pit was backfilled. No soil samples were collected during the installation of these piezometers as they were set into the backfill sand of the former UST excavations.

Monitoring wells MW1, MW2, and MW3 were installed by PW in September 1994. Thirteen soil borings were also drilled during this round of assessment. The results of the installation of these monitoring wells and analytical testing of soil samples collected from the 13 soil borings indicated petroleum hydrocarbon contamination in the soil and groundwater at concentrations exceeding laboratory MDLs in the western and southwestern margin of the site. PW recommended additional assessment to define the extent of contamination on and off-site. The

results of this assessment were presented in the *Soil and Groundwater Assessment Report*, dated January 6, 1995. The piezometer and well locations are shown on Figure 2.

On January 12, 1995, PW removed one 280-gallon waste oil UST from inside the site building. Numerous holes were observed in the UST upon removal and soil beneath the UST was stained and emitted hydrocarbon odors. The soil sample collected beneath the UST contained concentrations of 3,300 milligrams per kilogram (mg/kg) for total recoverable petroleum hydrocarbons and 44 mg/kg for total lead. The work performed and findings were presented in PW's *Tank Removal Status Report*, dated March 10, 1995.

American Geosciences installed monitoring wells MW4 and MW5 in October 1995. Anacapa Geosciences installed monitoring wells MW6 and MW7 in August 1996. The well locations are shown on Figure 2.

In July 1998, PW conducted additional site assessment services, consisting of drilling and sampling six Geoprobe® borings. The purpose of this work was to further investigate the lateral extent of gasoline, diesel, and lead in subsurface soil west of monitoring well MW-5, and to assess the lateral and vertical extent of elevated lead levels in subsurface soil beneath the former auto repair garage on the site. Based on the results for the 20 soil samples analyzed, background concentrations for total lead for the general area appeared to range from approximately 5 to 10 mg/kg. Of the 20 samples analyzed, only two samples reportedly contained lead concentrations in excess of this range: samples GP-3-3 and GP-3-5 collected from Boring GP-3 at depths of 3 and 5 feet below ground surface (bgs), respectively. Of these two samples, the highest concentration of total lead was 22 mg/kg, at a depth of approximately 3 feet bgs. This concentration is below regulatory investigation levels. Hydrocarbon odors were noted in the soils retrieved from the 7- to 8-foot depth interval in boring GP-5. However, results of laboratory analysis for samples collected from borings GP-5 and GP-6 did not indicate the presence of petroleum hydrocarbons in the area west of monitoring well MW-5. Diesel fuel was detected in the sample collected from 7- to 8-feet bgs from boring GP-4, at a concentration of 14 mg/kg. The results of this assessment were presented in the *Results of Additional Soil Assessment with Second and Third Quarter Groundwater Monitoring Reports*, dated December 14, 1998.

In a letter dated May 16, 2000, the County of Ventura Environmental Health Division (EHD), Leaking Underground Fuel Tank Program required the installation of three additional groundwater monitoring wells down gradient of monitoring well MW2, and remedial excavation of contaminated soils in the area of the two former dispenser islands and an area adjacent to the site building. In response, PW prepared the *Workplan for Additional Assessment*, dated July 28, 2000, and the *Workplan for Remedial Excavation of Petroleum Hydrocarbon and Lead-Impacted Soils*, dated August 2, 2000. The workplans were approved by EHD in separate letters dated August 15, 2000.

On March 13, 2001, PW drilled and completed three soil borings as groundwater monitoring wells (MW8, MW9, and MW10). Review of the laboratory analytical results for soil samples collected from MW8 through MW10 indicated low concentrations of TPH-D, methanol (MeOH), and total lead. Review of the laboratory analytical results for groundwater samples

collected from MW8 revealed elevated methyl tertiary-butyl ether (MtBE) concentrations above State Maximum Contaminant Level (MCLs). The work performed and findings were presented in PW's *Additional Site Assessment Report*, dated May 7, 2001.

On October 10, 2001, PW commenced activities as outlined in the approved workscope presented in PW's *Workplan for Remedial Excavation of Petroleum Hydrocarbon and Lead-Impacted Soils* dated August 2, 2000. The defined areas in the workplan were excavated to near or below groundwater to remove as much of the impacted soil as possible under the limits of the approved workplan. These activities were confined to the former dispenser areas located under the existing canopy. On July 17, 2002, after securing site access with the current building tenant, excavation of the lead-impacted soils adjacent to the on-site building was conducted to remove contaminated soil. Based on laboratory analytical results reported for the soil samples collected from the excavation areas in the former fuel dispenser locations, it appeared that the majority of the source-contaminated soils above EHD recommended cleanup levels (RCLs) were removed from the site. It appears that the contamination in the lead-impacted area was contained in a concrete footing structure and did not impacted soil in the immediate area surrounding the excavation area. It also appeared that the highest area of contamination is located in the southern portion of the site, with a total of 8 sidewall and 3 bottom confirmation soil samples identified in the southern excavation areas, containing petroleum-hydrocarbon constituents at or above EHD RCLs. The results of the remedial excavation of the petroleum-hydrocarbon, and lead-impacted soil were presented in PW's *Remedial Excavation of Petroleum Hydrocarbon- and Lead-Impacted Soil Report*, dated September 24, 2002.

Cleanup Fund. Pre-approval was received on February 23, 2000. PW conducted field activities consisting of drilling and sampling 11 Geoprobe/Hydropunch® borings on March 1 and 2, 2000. The work performed and findings were presented in PW's *Soil and Groundwater Assessment Report*, dated March 30, 2000.

In a letter dated May 16, 2000, EHD required the installation of three additional groundwater monitoring wells down gradient of monitoring well MW2, and remedial excavation of contaminated soils in the area of the two former dispenser islands and an area adjacent to the site building. In response, PW prepared the *Workplan for Additional Assessment*, dated July 28, 2000, and the *Workplan for Remedial Excavation of Petroleum Hydrocarbon and Lead-Impacted Soils*, dated August 2, 2000. The workplans were approved by EHD in separate letters dated August 15, 2000.

On March 13, 2001, PW drilled and completed three soil borings as groundwater monitoring wells (MW8, MW9, and MW10). Review of the laboratory analytical results for soil samples collected from MW8 through MW10 indicated low concentrations of TPH-D, MeOH, and total lead. Review of the laboratory analytical results for groundwater samples collected from MW8 revealed elevated MtBE concentrations above MCLs. The work performed and findings were presented in PW's *Additional Site Assessment Report*, dated May 7, 2001.

On October 10, 2001, PW commenced activities as outlined in the approved workscope presented in PW's *Workplan for Remedial Excavation of Petroleum Hydrocarbon and Lead-Impacted Soils* dated August 2, 2000. The defined areas in the workplan were excavated to near

or below groundwater to remove as much of the impacted soil as possible under the limits of the approved workplan. These activities were confined to the former dispenser areas located under the existing canopy. On July 17, 2002, after securing site access with the current building tenant, excavation of the lead-impacted soils adjacent to the on-site building was conducted to remove contaminated soil. The results of the remedial excavation of the petroleum-, hydrocarbon-, and lead-impacted soil were presented in PW's *Remedial Excavation of Petroleum Hydrocarbon- and Lead-Impacted Soil Report*, dated September 24, 2002.

Based on results obtained from remedial excavation activities conducted in October 2001, and on-going quarterly monitoring, EHD issued a letter dated August 27, 2003, requiring the preparation of a Site Conceptual Model with a Sensitive Receptor Survey, to evaluate the distribution of remaining soil and groundwater contamination, and to estimate plume travel time to sensitive receptors within a one-mile radius of the site. Additionally, the letter required the preparation of a Health Based-Risk Assessment to evaluate the site for low risk closure. The Cost Pre-Approval request was delivered to the State Underground Storage Tank Cleanup Fund for project cost approval.

In response to the EHD, directive letter dated August 27, 2003, PW prepared the *Site Conceptual Model/Sensitive Receptor Survey* (SCM/SRS), and the *Health Based-Risk Assessment* (HBRA), both dated November 17, 2003, to evaluate the distribution of remaining soil and groundwater contamination, to estimate plume travel time to sensitive receptors within a one-mile radius of the site, and to evaluate the site for human health risk associated with the remaining contamination in the soil and groundwater. The SCM/SRS and HBRA found the health risk to be within acceptable limits and that there is a low likelihood of groundwater contamination to impact sensitive receptors in the site vicinity, but recommended continued quarterly monitoring to verify groundwater contaminant attenuation/mitigation.

GROUNDWATER SAMPLING PROTOCOL

Quarterly monitoring activity at the Ballard Property includes monitoring and sampling ten of ten site wells (MW1 through MW10) and two piezometers (P1 and P2). The following procedure details the routine purging and sampling of groundwater monitoring wells. These activities are based on the *California Water Well Standards*, Local Oversight Agency (LOP) regulations and directives, and experience.

1. All pump/bailer components are steam-cleaned, or washed in ALCONOX® cleaner, or equivalent, before and between development and purging of separate wells.
2. Appropriate purge volumes are calculated by:
 - a. Measure depth to groundwater (static groundwater level) using a clean, electronic water-level indicator, interface probe, or equivalent, to the marked datum point on the top of the well casing, recorded to 0.01-foot.
 - b. **Measure all site-related wells prior to purging** any of the site wells. If groundwater conditions are known, measure wells from the least to the most impacted. **If product is evident, DO NOT PURGE OR SAMPLE THE WELL.**
 - c. If liquid-phase hydrocarbon (free-floating product) is suspected or known, use a product/water interface probe for measurement.
 - d. After measuring the depth to water, lower the electronic water-level meter, or a clean tape and plumb bob, to measure and confirm the well depth and sediment that may have settled in the well, if necessary.
 - e. Calculate one casing volume using total water depth in well for **purging** ($\pi r^2 h \times 7.4805$ gallon/ft³ - with values in feet, where r is the radius of the well and h is the net feet of water in the well); for initial well development, include annular (well volume) space for volume calculation:
$$[(\pi b^2 h - \pi r^2 h) \times \rho] + \pi r^2 h \times 7.4805 \text{ gallon/ft}^3,$$
where b is the borehole radius, and ρ is the assumed porosity of the filter pack (~35%).
3. Prior to sampling, three well volumes (the usual minimum) are purged from each well to ensure that water sampled is representative of the groundwater from the formation. If the well does not "clean up" (NTU acceptable value) to a satisfactory level of 5% or less of suspended material (by Imhoff Cone, or NTU value), a surge block should be used to assist with purging. If the well has not been sampled or developed for over one year, the well should be surged and re-developed, as described in paragraph 2e

4. Measurements of pH, temperature, (turbidity in NTUs, as necessary) and conductivity/hardness must be recorded at frequent intervals during the purge; when these parameters stabilize, purging should be complete. Measure values with a Horiba® U10, standard Hydac® CTpH Tester, or equivalent meter.
5. If a well is pumped dry, a representative sample can be collected: 1) once the water level recovers to 80 percent of the initial water column measured in the well, or 2) after 2 hours, whichever occurs first. Surging the well may be necessary to stimulate flow in fine-grained soils.
6. Development/purge water is stored in **labeled** D.O.T. 55-gallon drums, or other appropriate container, and retained on site until the proper disposal method is approved. Non-detect purged waters may remain on site to evaporate, used for landscape irrigation, dust control, or other uses as approved by LOP.
7. Use a pre-cleaned disposable bailer, dedicated bailer, or a cleaned, re-usable Teflon® bailer, for sampling. With the depth to water measured, the bailer is lowered slowly into the well so that only one-half of the bailer enters the groundwater. This allows for inspection/ observation of the groundwater surface upon retrieval.
8. Groundwater samples are immediately transferred from the bailer, through a bottom-emptying valve, into 40 ml VOA sampling bottles. At least three VOAs are filled per well, with preservatives, as directed or required, and sealed with Teflon-septa cap. VOAs should be filled until the water develops a positive meniscus. Fill VOAs first, then the remaining plastic or amber bottles (for lead, diesel analyses).
9. A blind **duplicate** sample should be collected per every 10 samples, or as directed by the LOP; for 2 to 10 samples, collect one duplicate sample. A laboratory-supplied **trip blank** must accompany every sample container. VOAs must be immediately placed in a cooler chilled to approximately 4°C, for transport to the state-certified analytical laboratory. A protected travel thermometer may also be placed in the chilled cooler to verify temperature. Samples are usually delivered to the state-certified laboratory on the same day as collected or within 24-hours of sampling.
10. A Chain-of-Custody (COC) form that documents the time, date, analytical methods, and responsible person during each step of the transportation process accompanies samples. The COC is completed in the field.
11. Groundwater-sample containers are clearly labeled to show: a unique project identifier; well number; sample sequence (if applicable); time and date sampled; added preservative; analytical methods (if space allows); and sampler's initials. An indelible non-water soluble marking pen is used to label all containers.
12. Should problems develop regarding this protocol, field operations, or sampling conditions, the Project Manager is immediately notified.

13. Specifically, the groundwater samples collected from the site wells are analyzed for:

- a. Total petroleum hydrocarbons as gasoline and as diesel by EPA Method 8015M.
- b. Benzene, toluene, ethylbenzene, and total xylenes (BTEX), methyl tertiary-butyl ether (MtBE), tertiary-butyl alcohol (tBA), tertiary-amyl methyl ether (tAME), di-isopropyl ether (DIPE), ethyl tertiary-butyl ether (EtBE), 1,2-dichloroethane (EDC), and 1,2-dibromoethane (EDB) using EPA Method 8260B; and, dissolved lead using EPA Method 6010.
- c. The duplicate groundwater sample and trip blank was submitted and analyzed for BTEX, EDB, EDC, MtBE, tBA, tAME, DIPE and EtBE by EPA Method 8260B.

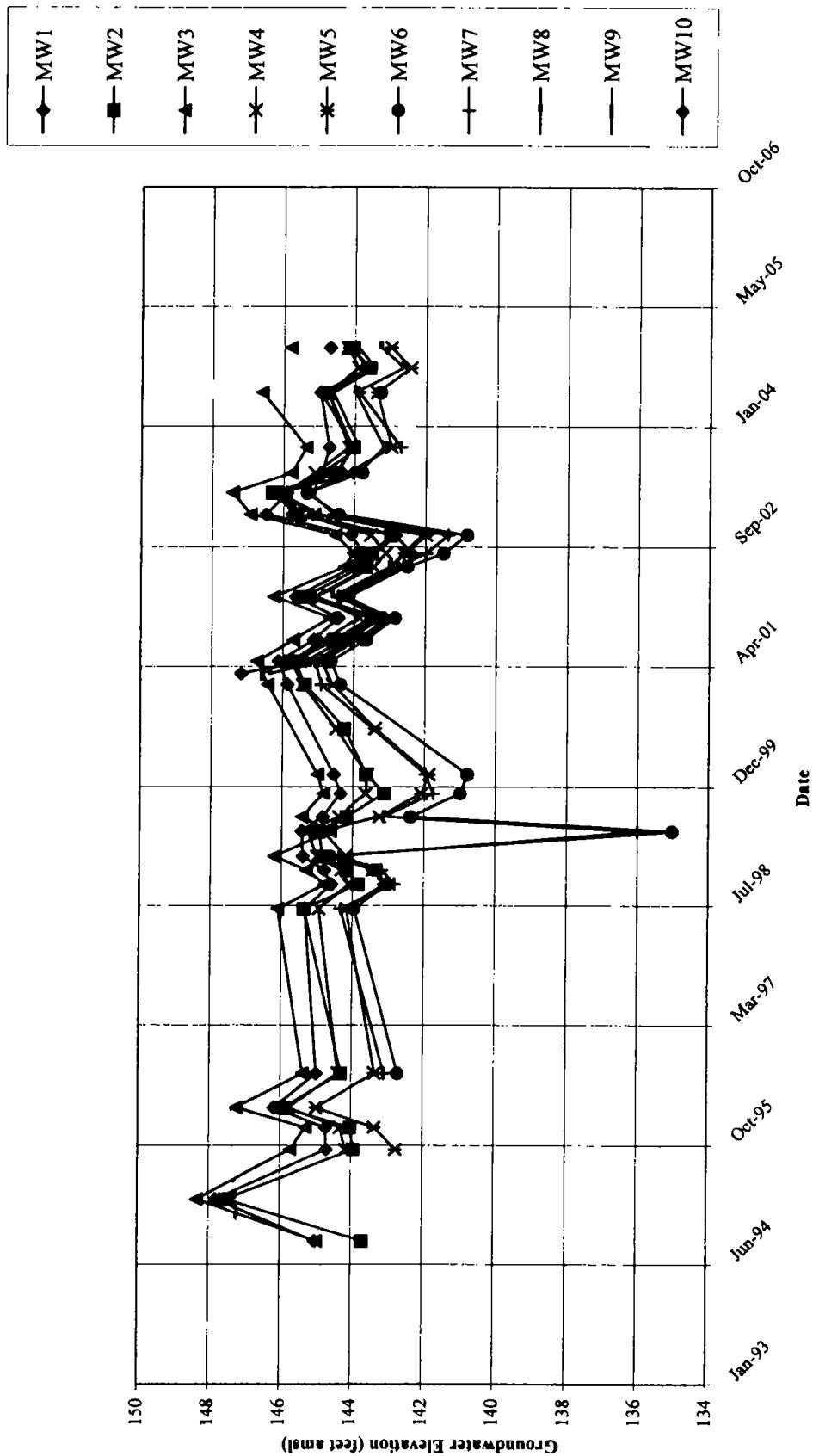


APPENDIX B

DATA GRAPHS

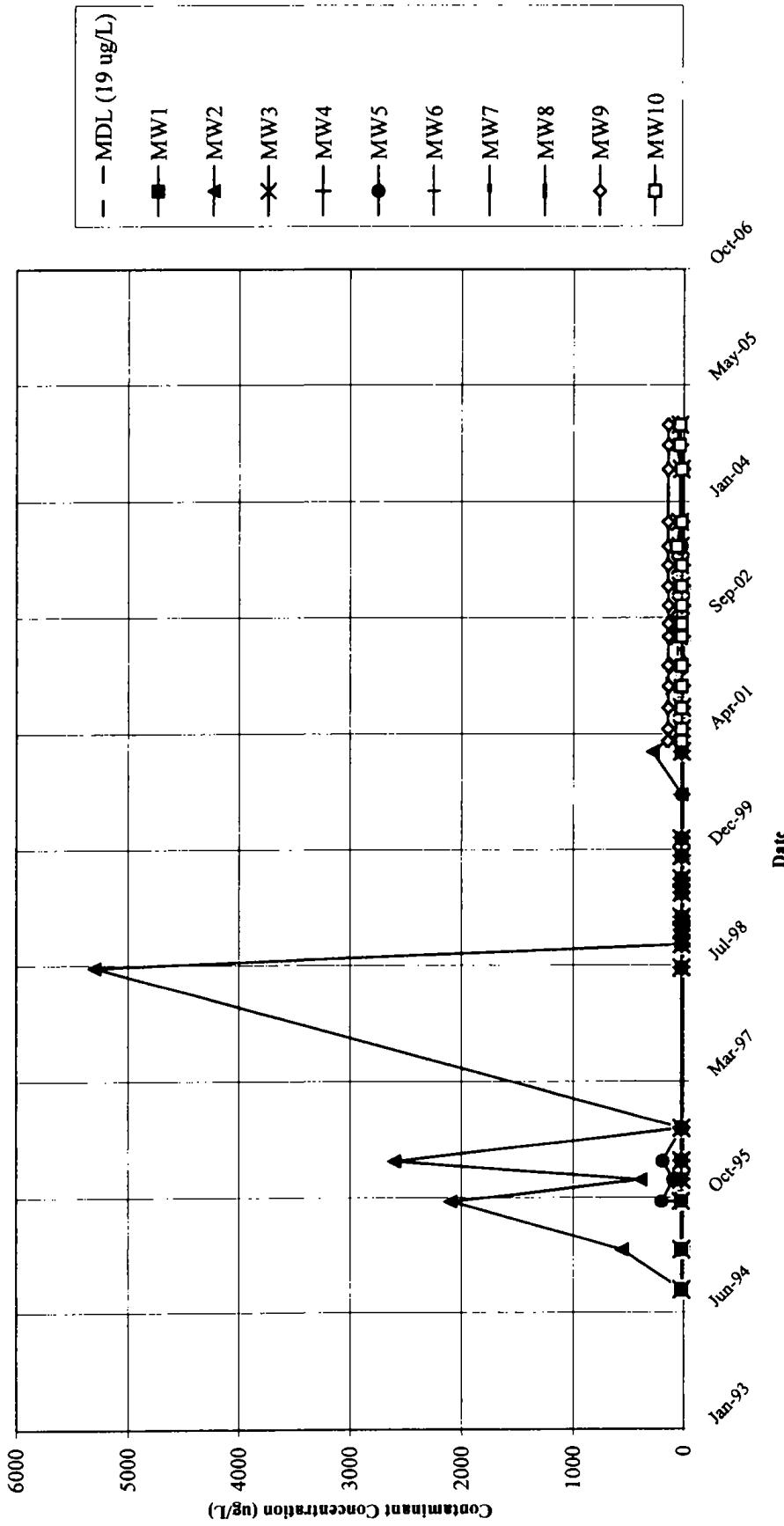
GRAPH 1

**HISTORICAL GROUNDWATER ELEVATION DATA; WELLS MW1-MW10
BALLARD PROPERTY, SATICOY
VCEHDD LUFT File # C90127; SWRCB Global ID# T0611100700**



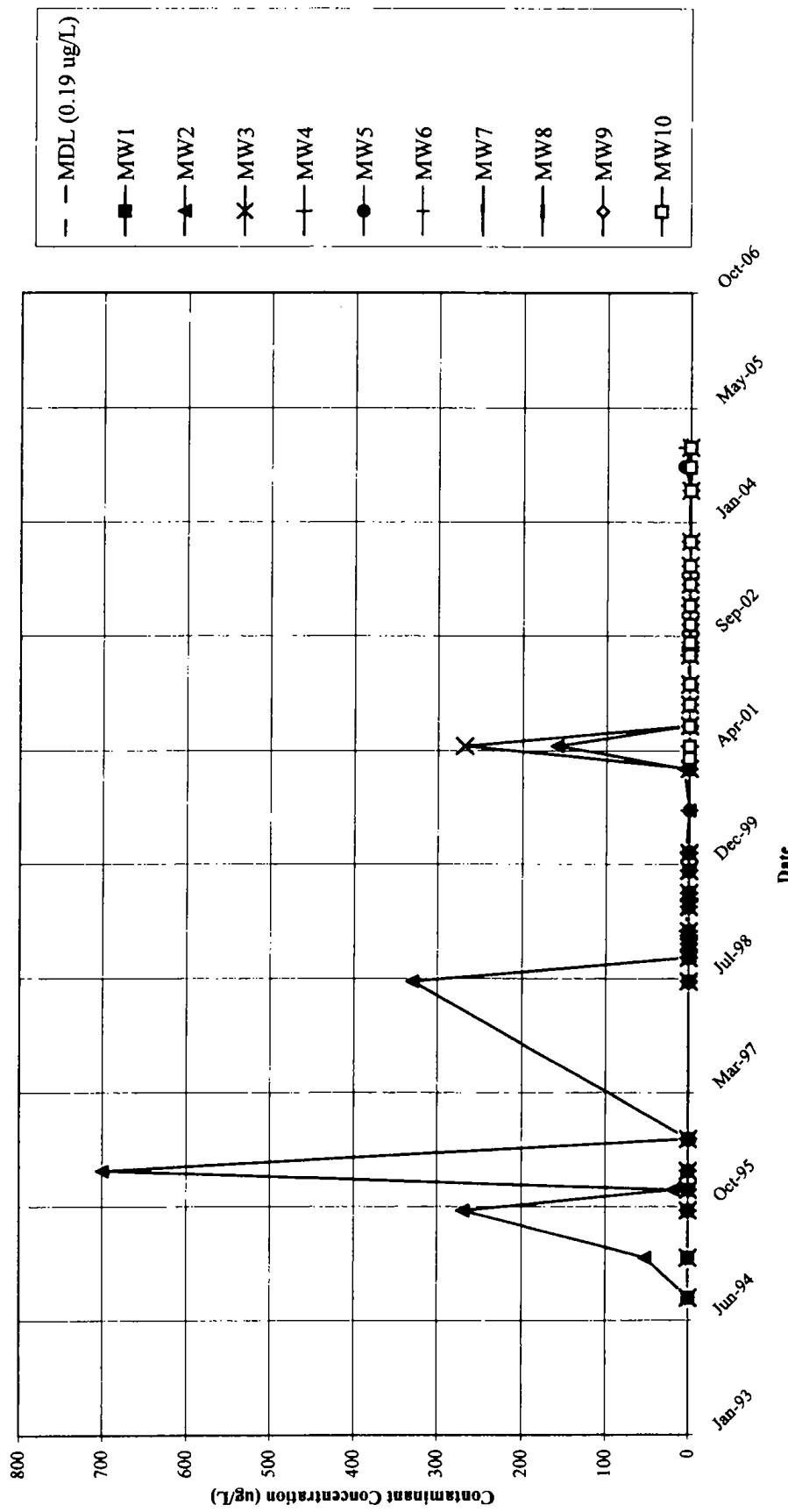
GRAPH 2

TPH-G CONCENTRATION CURVE; WELLS MW1-MW10
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127: SWRCB Global ID# T0611100700



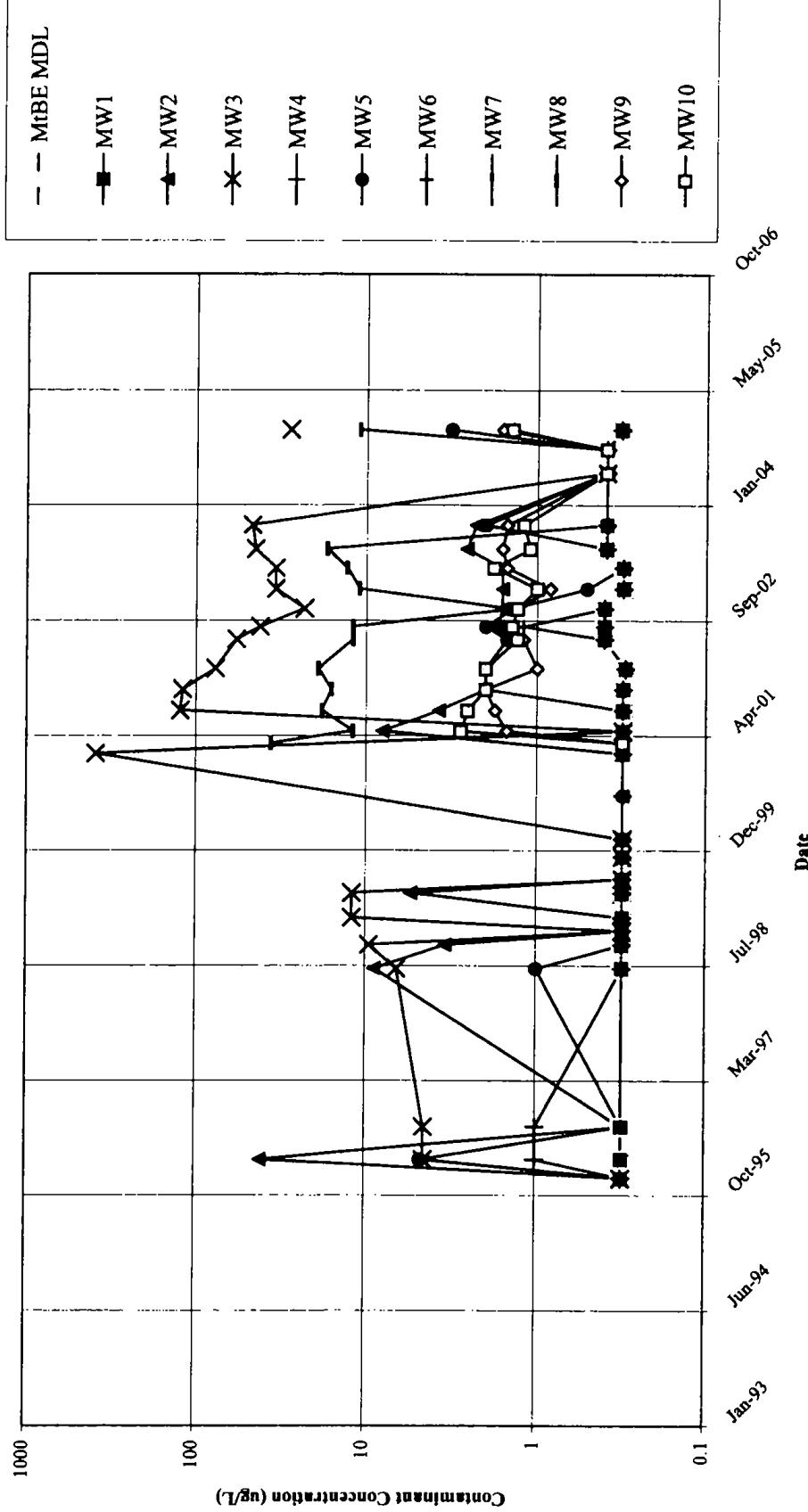
GRAPH 3

BENZENE CONCENTRATION CURVE; WELLS MW1-MW10
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700



GRAPH 4

MtBE CONCENTRATION CURVE; WELLS MW1-MW10
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700





APPENDIX C

MONITORING WELL FIELD DATA

LABORATORY ANALYTICAL RESULTS FOR SEMI-ANNUAL MONITORING

MONITORING WELL FIELD DATA SHEET

Ballard Property - 04QM04

Date Measured and Purged: 12/09/04

VCEHD LUFT Number:

Date Sampled: 12/09/04

Well Number	MW1	MW2	MW3	MW4	MW5	MW6	MW7	MW8	MW9	MW10	P1	P2
Time Measured	08:12	08:07	08:18	08:05	08:27	08:30	—	07:41	08:10	08:15	08:21	08:20
Well Casing Elevation (feet 0.01)	149.50	149.63	150.27	149.42	148.83	148.43	148.80	148.80	149.07	149.39	nc	nc
Depth to Water (feet 0.01)	4.79	5.48	4.46	5.20	5.84	6.27	5.52	5.16	5.22	5.01	5.03	
Water Elevation (feet 0.01)	144.71	144.15	145.81	144.22	142.99	142.16	148.80	143.28	143.91	144.17	nc	nc
Depth of Well (feet 0.01)	25.10	24.60	25.20	24.00	24.30	23.00	22.80	20.00	20.00	20.00	10.00	10.00
Feet of Water in Well (feet 0.01)	20.31	19.12	20.74	18.80	18.46	16.73	22.80	14.48	14.84	14.78	4.99	4.97
Well Diameter (inches; default 4")	2	2	2	2	2	2	2	2	2	2	4	4
Calculated One BoringVolume (gal.)	3.66	3.44	3.73	3.38	3.32	3.01	4.10	2.61	2.67	2.66	3.24	3.23
Three Well Volumes (gal.)	11	10	11	10	10	9	12	8	8	8	10	10
Depth to Water after Purge	8.90	6.80	8.60	8.96	9.54	9.60	—	7.19	8.20	8.16	5.02	5.04
pH (before/after)	7.16/7.17	6.92/6.88	8.84/7.01	7.18/7.20	7.05/7.03	6.98/6.92	—	7.05/7.05	7.01/6.94	6.98/6.95	7.04/6.92	6.94/6.89
Electric Conductivity (E.C.; mmhos/cm @ 25C) (before/after)	9.40/9.32	10.40/10.0	9.20/14.5	8.12/11.0	10.8/11.7	9.44/8.31	—	8.21/8.65	9.07/10.4	8.79/8.79	3.41/3.27	2.95/3.15
Temperature (°C) (before/after)	19.3/21.5	19.8/20.4	19.9/21.3	16.5/18.9	18.8/20.8	20.1/21.3	16.5/19.0	18.7/20.3	17.5/19.2	16.1/19.7	18.4/19.4	
Dissolved O ₂ (mg/L; before/after)	-0.05/-0.08	-0.13/-0.04	-0.06/-0.05	-0.15/-0.05	-0.05/-0.00	-0.18/-0.06	-0.10/-0.07	-0.08/-0.01	-0.14/-0.01	-0.07/-0.06	-0.04/-0.09	
Turbidity (NTU; before/after)	205/118	359/48	97/84	252/44	145/103	407/409	495/6	416/170	545/589	168/36	790/340	
Free-Floating Product (ffp), Thickness (0.00 ft), Sheen, Odor, etc.	NONE	NONE	NONE	NONE	NONE	NONE	PAVED OVER WITH ASPHALT	NONE	NONE	NONE	NONE	
Approximate Volume Purged (gal.)	11.0	11.0	12.0	10.0	10.0	9.0	—	5.0	8.0	8.0	10.0	10.0
Sampled and Analyzed? (yes/no)	YES	YES	YES	YES	NO	NO	YES	YES	YES	YES	YES	
Time of Sampling (same as COC)	11:15	11:24	12:08	08:45	08:16	13:26	—	08:01	10:02	08:49	12:47	12:30
Total Produced Water (gal.):	104.0	Duplicate Sample from: MW9										

NOTES: (include wellhead condition, additional well, data collection information)

Samples received and analyzed Columbia Analytical Services

4" well = 0.65 gal/ft 2" well = 0.17 gal/ft

Sampled under the direction of:

nc = not calculated SWRCB Global ID# T0611100700

Dispose of water by: 03/09/05

December 27, 2004

Robert Orlando
PW Environmental
230 Dove Court
Santa Paula, CA 93060

RE: Ballard Prop./4QM04

Dear Robert:

Enclosed are the results of the samples submitted to our laboratory on December 10, 2004. For your reference, these analyses have been assigned our service request number L0402510.

All analyses were performed in accordance with our laboratory's quality assurance program. Results are intended to be considered in their entirety and apply only to the samples analyzed. Columbia Analytical Services is not responsible for use of less than the complete report. Your report contains 47 pages.

Columbia Analytical Services is certified for environmental analyses by the California Department of Health Services (certificate number: 1296A); NELAP (certificate number: 02115CA); Los Angeles County Laboratory ID (No. 10151); and Arizona Department of Health Services (License number: AZ0136 and AZ0544).

If you have any questions, please call me at (818) 587-5550, extension 310.

Respectfully submitted,

Columbia Analytical Services, Inc.


Stuart Sigman
Project Chemist

SS/EAB

Columbia Analytical Services, Inc.

Acronyms

8015M	California DHS LUFT Method
ASTM	American Society for Testing and Materials
BOD	Biochemical Oxygen Demand
BTEX	Benzene/Toluene/Ethylbenzene/Xylenes
CAM	California Assessment Metals
CAS Number	Chemical Abstract Service Registry Number
CFC	Chlorofluorocarbon
COD	Chemical Oxygen Demand
CRDL	Contract Required Detection Limit
D	Detected; result must be greater than zero.
DL	Detected; result must be greater than the detection limit.
DLCS	Duplicate Laboratory Control Sample
DMS	Duplicate Matrix Spike
DOH or DHS	Department of Health Services
ELAP	Environmental Laboratory Accreditation Program
EPA	U.S. Environmental Protection Agency
GC	Gas Chromatography
GC/MS	Gas Chromatography/Mass Spectrometry
IC	Ion Chromatography
ICB	Initial Calibration Blank sample
ICP	Inductively Coupled Plasma atomic emission spectrometry
ICV	Initial Calibration Verification sample
LCS	Laboratory Control Sample
LUFT	Leaking Underground Fuel Tank
M	Modified
MBAS	Methylene Blue Active Substances
MDL	Method Detection Limit
MRL	Method Reporting Limit
MS	Matrix Spike
MTBE	Methyl- <i>tert</i> -Butyl Ether
NA	Not Applicable
NC	Not Calculated
ND	None Detected at or above the Method Reporting/Detection Limit (MRL/MDL)
NTU	Nephelometric Turbidity Units
ppb	Parts Per Billion
ppm	Parts Per Million
PQL	Practical Quantitation Limit
QA/QC	Quality Assurance/Quality Control
RCRA	Resource Conservation and Recovery Act
RPD	Relative Percent Difference
SIM	Selected Ion Monitoring
SM	<i>Standard Methods for the Examination of Water and Wastewater</i> 18th Ed., 1992.
STLC	Solubility Threshold Limit Concentration
SW	<i>Test Methods for Evaluating Solid Waste, Physical/Chemical Methods</i> SW-846, Third Edition, 1986 and as amended by Updates I, II, IIA, and IIB.
TCLP	Toxicity Characteristics Leaching Procedure
TDS	Total Dissolved Solids
TPH	Total Petroleum Hydrocarbons
TRPH	Total Recoverable Petroleum Hydrocarbons
TSS	Total Suspended Solids
TTLC	Total Threshold Limit Concentration
VOA	Volatile Organic Analyte(s)

Qualifiers

U	Undetected at or above MDL/MRL (PQL).
J	Estimated concentration. Analyte detected above MDL but below MRL (PQL).
B	Hit above MRL (PQL) also found in Method Blank.
E	Analyte concentration above high point of ICAL.
D	Result from dilution.
X	See case narrative.

COLUMBIA ANALYTICAL SERVICES, INC.

Client: PW Environmental
Project: Ballard Prop./4QM04
Sample Matrix: Water

Service Request No.: L0402510
Date Received: 12/10/04

CASE NARRATIVE

All analyses were performed consistent with the quality assurance program of Columbia Analytical Services, Inc. (CAS). This report contains analytical results for samples designated for Tier II data deliverables. When appropriate to the method, method blank results have been reported with each analytical test. Surrogate recoveries have been reported for all applicable organic analyses. Additional quality control analyses reported herein include: Matrix/Duplicate Matrix Spike (MS/DMS), and Laboratory/Duplicate Laboratory Control Sample (LCS/DLCS).

Sample Receipt

Water samples were received for analysis at Columbia Analytical Services on 12/10/04. No discrepancies were noted upon initial sample inspection. The samples were received in good condition and consistent with the accompanying chain of custody form. The samples were stored at 4°C upon receipt at the laboratory.

Volatile Organic Compounds by EPA Method 8260B

The control criteria were exceeded for the following surrogate in MW1MS (LWG0404601-1): 4-Bromofluorobenzene. The matrix spike recovery for 1,2-Dichloroethane in the MW1MS, LWG0404601-1, was outside control criteria. Recovery in the Laboratory Control Sample (LCS) was acceptable, which indicates the analytical batch was in control. No further corrective action was appropriate.

Gasoline Range Organics by EPA Method 8015B

No anomalies were encountered.

Diesel Range Organics by EPA Method 8015M

Batch QC was run along with these samples. These results are provided for information purposes only. The Method Blank and Laboratory Control sample were within criteria. No anomalies were encountered during this analysis.

Approved by _____

55 3 Date 12/27/04

COLUMBIA ANALYTICAL SERVICES, INC.Client: PW Environmental
Project: Ballard Prop./4QM04

Service Request: L0402510

**Cover Page - Organic Analysis Data Package
Volatile Organic Compounds**

Sample Name	Lab Code	Date Collected	Date Received
MW1	L0402510-001	12/09/2004	12/10/2004
MW2	L0402510-002	12/09/2004	12/10/2004
MW3	L0402510-003	12/09/2004	12/10/2004
MW4	L0402510-004	12/09/2004	12/10/2004
MW5	L0402510-005	12/09/2004	12/10/2004
MW6	L0402510-006	12/09/2004	12/10/2004
MW8	L0402510-007	12/09/2004	12/10/2004
MW9	L0402510-008	12/09/2004	12/10/2004
MW10	L0402510-009	12/09/2004	12/10/2004
P1	L0402510-010	12/09/2004	12/10/2004
P2	L0402510-011	12/09/2004	12/10/2004
QCTB	L0402510-012	12/09/2004	12/10/2004
DUP	L0402510-013	12/09/2004	12/10/2004
MW1MS	LWG0404601-1	12/09/2004	12/10/2004
MW1DMS	LWG0404601-2	12/09/2004	12/10/2004

I certify that this data package is in compliance with the terms and conditions of the contract, both technically and for completeness, for other than the conditions detailed in the case narrative. Release of the data contained in this hardcopy data package and in the computer-readable data submitted on floppy diskette has been authorized by the Laboratory Manager or the Manager's designee, as verified by the following signature.

Signature: Stuart SigmName: Stuart SigmDate: 12/27/04Title: Project Chemist

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Results

Client: PW Environmental
Project: Ballard Prop./4QM04
Sample Matrix: Water

Service Request: L0402510
Date Collected: 12/09/2004
Date Received: 12/10/2004

Volatile Organic Compounds

Sample Name: MW1 **Units:** ug/L
Lab Code: L0402510-001 **Basis:** NA
Extraction Method: EPA 5030B **Level:** Low
Analysis Method: 8260B

Analyte Name	Result Q	PQL	MDL	Dilution Factor	Date Extracted	Date Analyzed	Extraction Lot	Note
Benzene	0.40 J	0.50	0.17	1	12/15/04	12/15/04	LWG0404601	
Toluene	1.6	0.50	0.22	1	12/15/04	12/15/04	LWG0404601	
Ethylbenzene	0.23 J	0.50	0.16	1	12/15/04	12/15/04	LWG0404601	
Total Xylenes	1.2 J	1.5	0.54	1	12/15/04	12/15/04	LWG0404601	
Methyl tert-Butyl Ether	ND U	2.0	0.32	1	12/15/04	12/15/04	LWG0404601	
tert-Butyl Alcohol	ND U	20	11	1	12/15/04	12/15/04	LWG0404601	
Diisopropyl Ether	ND U	2.0	0.27	1	12/15/04	12/15/04	LWG0404601	
tert-Butyl Ethyl Ether	ND U	2.0	0.29	1	12/15/04	12/15/04	LWG0404601	
tert-Amyl Methyl Ether	ND U	2.0	0.27	1	12/15/04	12/15/04	LWG0404601	
1,2-Dibromoethane (EDB)	ND U	1.0	0.21	1	12/15/04	12/15/04	LWG0404601	
1,2-Dichloroethane (EDC)	ND U	0.50	0.21	1	12/15/04	12/15/04	LWG0404601	

Surrogate Name	%Rec	Control Limits	Date Analyzed	Note
Dibromofluoromethane	117	69-134	12/15/04	Acceptable
Toluene-d8	96	79-119	12/15/04	Acceptable
4-Bromofluorobenzene	104	73-117	12/15/04	Acceptable

Comments: _____

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Results

Client: PW Environmental
 Project: Ballard Prop./4QM04
 Sample Matrix: Water

Service Request: L0402510
 Date Collected: 12/09/2004
 Date Received: 12/10/2004

Volatile Organic Compounds

Sample Name: MW2 Units: ug/L
 Lab Code: L0402510-002 Basis: NA
 Extraction Method: EPA 5030B Level: Low
 Analysis Method: 8260B

Analyte Name	Result Q	PQL	MDL	Dilution Factor	Date Extracted	Date Analyzed	Extraction Lot	Note
Benzene	0.45 J	0.50	0.17	1	12/14/04	12/14/04	LWG0404558	
Toluene	2.0	0.50	0.22	1	12/14/04	12/14/04	LWG0404558	
Ethylbenzene	ND U	0.50	0.16	1	12/14/04	12/14/04	LWG0404558	
Total Xylenes	1.4 J	1.5	0.54	1	12/14/04	12/14/04	LWG0404558	
Methyl tert-Butyl Ether	1.5 J	2.0	0.32	1	12/14/04	12/14/04	LWG0404558	
tert-Butyl Alcohol	ND U	20	11	1	12/14/04	12/14/04	LWG0404558	
Diisopropyl Ether	ND U	2.0	0.27	1	12/14/04	12/14/04	LWG0404558	
tert-Butyl Ethyl Ether	ND U	2.0	0.29	1	12/14/04	12/14/04	LWG0404558	
tert-Amyl Methyl Ether	ND U	2.0	0.27	1	12/14/04	12/14/04	LWG0404558	
1,2-Dibromoethane (EDB)	ND U	1.0	0.21	1	12/14/04	12/14/04	LWG0404558	
1,2-Dichloroethane (EDC)	ND U	0.50	0.21	1	12/14/04	12/14/04	LWG0404558	

Surrogate Name	%Rec	Control Limits	Date Analyzed	Note
Dibromofluoromethane	87	69-134	12/14/04	Acceptable
Toluene-d8	85	79-119	12/14/04	Acceptable
4-Bromofluorobenzene	83	73-117	12/14/04	Acceptable

Comments: _____

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Results

Client: PW Environmental
Project: Ballard Prop./4QM04
Sample Matrix: Water

Service Request: L0402510
Date Collected: 12/09/2004
Date Received: 12/10/2004

Volatile Organic Compounds

Sample Name: MW3 **Units:** ug/L
Lab Code: L0402510-003 **Basis:** NA
Extraction Method: EPA 5030B **Level:** Low
Analysis Method: 8260B

Analyte Name	Result Q	PQL	MDL	Dilution Factor	Date Extracted	Date Analyzed	Extraction Lot	Note
Benzene	0.40 J	0.50	0.17	1	12/14/04	12/14/04	LWG0404558	
Toluene	1.7	0.50	0.22	1	12/14/04	12/14/04	LWG0404558	
Ethylbenzene	ND U	0.50	0.16	1	12/14/04	12/14/04	LWG0404558	
Total Xylenes	0.61 J	1.5	0.54	1	12/14/04	12/14/04	LWG0404558	
Methyl tert-Butyl Ether	28	2.0	0.32	1	12/14/04	12/14/04	LWG0404558	
tert-Butyl Alcohol	ND U	20	11	1	12/14/04	12/14/04	LWG0404558	
Diisopropyl Ether	ND U	2.0	0.27	1	12/14/04	12/14/04	LWG0404558	
tert-Butyl Ethyl Ether	ND U	2.0	0.29	1	12/14/04	12/14/04	LWG0404558	
tert-Amyl Methyl Ether	ND U	2.0	0.27	1	12/14/04	12/14/04	LWG0404558	
1,2-Dibromoethane (EDB)	ND U	1.0	0.21	1	12/14/04	12/14/04	LWG0404558	
1,2-Dichloroethane (EDC)	ND U	0.50	0.21	1	12/14/04	12/14/04	LWG0404558	

Surrogate Name	%Rec	Control Limits	Date Analyzed	Note
Dibromofluoromethane	83	69-134	12/14/04	Acceptable
Toluene-d8	82	79-119	12/14/04	Acceptable
4-Bromofluorobenzene	79	73-117	12/14/04	Acceptable

Comments: _____

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Results

Client: PW Environmental
Project: Ballard Prop./4QM04
Sample Matrix: Water

Service Request: L0402510
Date Collected: 12/09/2004
Date Received: 12/10/2004

Volatile Organic Compounds

Sample Name: MW4 **Units:** ug/L
Lab Code: L0402510-004 **Basis:** NA
Extraction Method: EPA 5030B **Level:** Low
Analysis Method: 8260B

Analyte Name	Result Q	PQL	MDL	Dilution Factor	Date Extracted	Date Analyzed	Extraction Lot	Note
Benzene	5.2	0.50	0.17	1	12/15/04	12/15/04	LWG0404601	
Toluene	17	0.50	0.22	1	12/15/04	12/15/04	LWG0404601	
Ethylbenzene	2.2	0.50	0.16	1	12/15/04	12/15/04	LWG0404601	
Total Xylenes	12	1.5	0.54	1	12/15/04	12/15/04	LWG0404601	
Methyl tert-Butyl Ether	ND U	2.0	0.32	1	12/15/04	12/15/04	LWG0404601	
tert-Butyl Alcohol	ND U	20	11	1	12/15/04	12/15/04	LWG0404601	
Diisopropyl Ether	ND U	2.0	0.27	1	12/15/04	12/15/04	LWG0404601	
tert-Butyl Ethyl Ether	ND U	2.0	0.29	1	12/15/04	12/15/04	LWG0404601	
tert-Amyl Methyl Ether	ND U	2.0	0.27	1	12/15/04	12/15/04	LWG0404601	
1,2-Dibromoethane (EDB)	ND U	1.0	0.21	1	12/15/04	12/15/04	LWG0404601	
1,2-Dichloroethane (EDC)	ND U	0.50	0.21	1	12/15/04	12/15/04	LWG0404601	

Surrogate Name	%Rec	Control Limits	Date Analyzed	Note
Dibromofluoromethane	117	69-134	12/15/04	Acceptable
Toluene-d8	107	79-119	12/15/04	Acceptable
4-Bromofluorobenzene	109	73-117	12/15/04	Acceptable

Comments: _____

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Results

Client: PW Environmental
Project: Ballard Prop./4QM04
Sample Matrix: Water

Service Request: L0402510
Date Collected: 12/09/2004
Date Received: 12/10/2004

Volatile Organic Compounds

Sample Name: MW5 **Units:** ug/L
Lab Code: L0402510-005 **Basis:** NA
Extraction Method: EPA 5030B **Level:** Low
Analysis Method: 8260B

Analyte Name	Result Q	PQL	MDL	Dilution Factor	Date Extracted	Date Analyzed	Extraction Lot	Note
Benzene	0.19 J	0.50	0.17	1	12/14/04	12/14/04	LWG0404558	
Toluene	0.64	0.50	0.22	1	12/14/04	12/14/04	LWG0404558	
Ethylbenzene	ND U	0.50	0.16	1	12/14/04	12/14/04	LWG0404558	
Total Xylenes	ND U	1.5	0.54	1	12/14/04	12/14/04	LWG0404558	
Methyl tert-Butyl Ether	3.2	2.0	0.32	1	12/14/04	12/14/04	LWG0404558	
tert-Butyl Alcohol	ND U	20	11	1	12/14/04	12/14/04	LWG0404558	
Diisopropyl Ether	ND U	2.0	0.27	1	12/14/04	12/14/04	LWG0404558	
tert-Butyl Ethyl Ether	ND U	2.0	0.29	1	12/14/04	12/14/04	LWG0404558	
tert-Amyl Methyl Ether	ND U	2.0	0.27	1	12/14/04	12/14/04	LWG0404558	
1,2-Dibromoethane (EDB)	ND U	1.0	0.21	1	12/14/04	12/14/04	LWG0404558	
1,2-Dichloroethane (EDC)	0.51	0.50	0.21	1	12/14/04	12/14/04	LWG0404558	

Surrogate Name	%Rec	Control Limits	Date Analyzed	Note
Dibromofluoromethane	85	69-134	12/14/04	Acceptable
Toluene-d8	84	79-119	12/14/04	Acceptable
4-Bromofluorobenzene	75	73-117	12/14/04	Acceptable

Comments: _____

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Results

Client: PW Environmental
 Project: Ballard Prop./4QM04
 Sample Matrix: Water

Service Request: L0402510
 Date Collected: 12/09/2004
 Date Received: 12/10/2004

Volatile Organic Compounds

Sample Name: MW6 Units: ug/L
 Lab Code: L0402510-006 Basis: NA
 Extraction Method: EPA 5030B Level: Low
 Analysis Method: 8260B

Analyte Name	Result Q	PQL	MDL	Dilution Factor	Date Extracted	Date Analyzed	Extraction Lot	Note
Benzene	0.71	0.50	0.17	1	12/15/04	12/15/04	LWG0404601	
Toluene	2.7	0.50	0.22	1	12/15/04	12/15/04	LWG0404601	
Ethylbenzene	0.42 J	0.50	0.16	1	12/15/04	12/15/04	LWG0404601	
Total Xylenes	2.5	1.5	0.54	1	12/15/04	12/15/04	LWG0404601	
Methyl tert-Butyl Ether	ND U	2.0	0.32	1	12/15/04	12/15/04	LWG0404601	
tert-Butyl Alcohol	ND U	20	11	1	12/15/04	12/15/04	LWG0404601	
Diisopropyl Ether	4.6	2.0	0.27	1	12/15/04	12/15/04	LWG0404601	
tert-Butyl Ethyl Ether	ND U	2.0	0.29	1	12/15/04	12/15/04	LWG0404601	
tert-Amyl Methyl Ether	ND U	2.0	0.27	1	12/15/04	12/15/04	LWG0404601	
1,2-Dibromoethane (EDB)	ND U	1.0	0.21	1	12/15/04	12/15/04	LWG0404601	
1,2-Dichloroethane (EDC)	1.6	0.50	0.21	1	12/15/04	12/15/04	LWG0404601	

Surrogate Name	%Rec	Control Limits	Date Analyzed	Note
Dibromofluoromethane	118	69-134	12/15/04	Acceptable
Toluene-d8	104	79-119	12/15/04	Acceptable
4-Bromofluorobenzene	107	73-117	12/15/04	Acceptable

Comments: _____

10

Form 1A - Organic

Page 1 of 1

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Results

Client: PW Environmental
Project: Ballard Prop./4QM04
Sample Matrix: Water

Service Request: L0402510
Date Collected: 12/09/2004
Date Received: 12/10/2004

Volatile Organic Compounds

Sample Name: MW8 **Units:** ug/L
Lab Code: L0402510-007 **Basis:** NA
Extraction Method: EPA 5030B **Level:** Low
Analysis Method: 8260B

Analyte Name	Result	Q	PQL	MDL	Dilution Factor	Date Extracted	Date Analyzed	Extraction Lot	Note
Benzene	3.1		0.50	0.17	1	12/15/04	12/15/04	LWG0404601	
Toluene	10		0.50	0.22	1	12/15/04	12/15/04	LWG0404601	
Ethylbenzene	1.1		0.50	0.16	1	12/15/04	12/15/04	LWG0404601	
Total Xylenes	6.0		1.5	0.54	1	12/15/04	12/15/04	LWG0404601	
Methyl tert-Butyl Ether	11		2.0	0.32	1	12/15/04	12/15/04	LWG0404601	
tert-Butyl Alcohol	ND	U	20	11	1	12/15/04	12/15/04	LWG0404601	
Diisopropyl Ether	ND	U	2.0	0.27	1	12/15/04	12/15/04	LWG0404601	
tert-Butyl Ethyl Ether	ND	U	2.0	0.29	1	12/15/04	12/15/04	LWG0404601	
tert-Amyl Methyl Ether	ND	U	2.0	0.27	1	12/15/04	12/15/04	LWG0404601	
1,2-Dibromoethane (EDB)	ND	U	1.0	0.21	1	12/15/04	12/15/04	LWG0404601	
1,2-Dichloroethane (EDC)	0.22	J	0.50	0.21	1	12/15/04	12/15/04	LWG0404601	

Surrogate Name	%Rec	Control Limits	Date Analyzed	Note
Dibromofluoromethane	119	69-134	12/15/04	Acceptable
Toluene-d8	104	79-119	12/15/04	Acceptable
4-Bromofluorobenzene	112	73-117	12/15/04	Acceptable

Comments: _____

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Results

Client: PW Environmental
 Project: Ballard Prop./4QM04
 Sample Matrix: Water

Service Request: L0402510
 Date Collected: 12/09/2004
 Date Received: 12/10/2004

Volatile Organic Compounds

Sample Name: MW9 Units: ug/L
 Lab Code: L0402510-008 Basis: NA
 Extraction Method: EPA 5030B Level: Low
 Analysis Method: 8260B

Analyte Name	Result Q	PQL	MDL	Dilution Factor	Date Extracted	Date Analyzed	Extraction Lot	Note
Benzene	ND U	0.50	0.17	1	12/15/04	12/15/04	LWG0404601	
Toluene	ND U	0.50	0.22	1	12/15/04	12/15/04	LWG0404601	
Ethylbenzene	ND U	0.50	0.16	1	12/15/04	12/15/04	LWG0404601	
Total Xylenes	ND U	1.5	0.54	1	12/15/04	12/15/04	LWG0404601	
Methyl tert-Butyl Ether	1.6 J	2.0	0.32	1	12/15/04	12/15/04	LWG0404601	
tert-Butyl Alcohol	ND U	20	11	1	12/15/04	12/15/04	LWG0404601	
Diisopropyl Ether	ND U	2.0	0.27	1	12/15/04	12/15/04	LWG0404601	
tert-Butyl Ethyl Ether	ND U	2.0	0.29	1	12/15/04	12/15/04	LWG0404601	
tert-Amyl Methyl Ether	ND U	2.0	0.27	1	12/15/04	12/15/04	LWG0404601	
1,2-Dibromoethane (EDB)	ND U	1.0	0.21	1	12/15/04	12/15/04	LWG0404601	
1,2-Dichloroethane (EDC)	ND U	0.50	0.21	1	12/15/04	12/15/04	LWG0404601	

Surrogate Name	%Rec	Control Limits	Date Analyzed	Note
Dibromofluoromethane	121	69-134	12/15/04	Acceptable
Toluene-d8	105	79-119	12/15/04	Acceptable
4-Bromofluorobenzene	108	73-117	12/15/04	Acceptable

Comments: _____

12

Form 1A - Organic

Page 1 of 1

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Results

Client: PW Environmental
Project: Ballard Prop./4QM04
Sample Matrix: Water

Service Request: L0402510
Date Collected: 12/09/2004
Date Received: 12/10/2004

Volatile Organic Compounds

Sample Name: MW10 **Units:** ug/L
Lab Code: L0402510-009 **Basis:** NA
Extraction Method: EPA 5030B **Level:** Low
Analysis Method: 8260B

Analyte Name	Result Q	PQL	MDL	Dilution Factor	Date Extracted	Date Analyzed	Extraction Lot	Note
Benzene	ND U	0.50	0.17	1	12/15/04	12/15/04	LWG0404601	
Toluene	ND U	0.50	0.22	1	12/15/04	12/15/04	LWG0404601	
Ethylbenzene	ND U	0.50	0.16	1	12/15/04	12/15/04	LWG0404601	
Total Xylenes	ND U	1.5	0.54	1	12/15/04	12/15/04	LWG0404601	
Methyl tert-Butyl Ether	1.4 J	2.0	0.32	1	12/15/04	12/15/04	LWG0404601	
tert-Butyl Alcohol	ND U	20	11	1	12/15/04	12/15/04	LWG0404601	
Diisopropyl Ether	ND U	2.0	0.27	1	12/15/04	12/15/04	LWG0404601	
tert-Butyl Ethyl Ether	ND U	2.0	0.29	1	12/15/04	12/15/04	LWG0404601	
tert-Amyl Methyl Ether	ND U	2.0	0.27	1	12/15/04	12/15/04	LWG0404601	
1,2-Dibromoethane (EDB)	ND U	1.0	0.21	1	12/15/04	12/15/04	LWG0404601	
1,2-Dichloroethane (EDC)	ND U	0.50	0.21	1	12/15/04	12/15/04	LWG0404601	

Surrogate Name	%Rec	Control Limits	Date Analyzed	Note
Dibromofluoromethane	124	69-134	12/15/04	Acceptable
Toluene-d8	106	79-119	12/15/04	Acceptable
4-Bromofluorobenzene	108	73-117	12/15/04	Acceptable

Comments: _____

13

Form 1A - Organic

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Results

Client: PW Environmental
 Project: Ballard Prop./4QM04
 Sample Matrix: Water

Service Request: L0402510
 Date Collected: 12/09/2004
 Date Received: 12/10/2004

Volatile Organic Compounds

Sample Name: P1 Units: ug/L
 Lab Code: L0402510-010 Basis: NA
 Extraction Method: EPA 5030B Level: Low
 Analysis Method: 8260B

Analyte Name	Result Q	PQL	MDL	Dilution Factor	Date Extracted	Date Analyzed	Extraction Lot	Note
Benzene	ND U	0.50	0.17	1	12/15/04	12/15/04	LWG0404601	
Toluene	0.22 J	0.50	0.22	1	12/15/04	12/15/04	LWG0404601	
Ethylbenzene	ND U	0.50	0.16	1	12/15/04	12/15/04	LWG0404601	
Total Xylenes	ND U	1.5	0.54	1	12/15/04	12/15/04	LWG0404601	
Methyl tert-Butyl Ether	0.81 J	2.0	0.32	1	12/15/04	12/15/04	LWG0404601	
tert-Butyl Alcohol	ND U	20	11	1	12/15/04	12/15/04	LWG0404601	
Diisopropyl Ether	ND U	2.0	0.27	1	12/15/04	12/15/04	LWG0404601	
tert-Butyl Ethyl Ether	ND U	2.0	0.29	1	12/15/04	12/15/04	LWG0404601	
tert-Amyl Methyl Ether	ND U	2.0	0.27	1	12/15/04	12/15/04	LWG0404601	
1,2-Dibromoethane (EDB)	ND U	1.0	0.21	1	12/15/04	12/15/04	LWG0404601	
1,2-Dichloroethane (EDC)	ND U	0.50	0.21	1	12/15/04	12/15/04	LWG0404601	

Surrogate Name	%Rec	Control Limits	Date Analyzed	Note
Dibromofluoromethane	124	69-134	12/15/04	Acceptable
Toluene-d8	105	79-119	12/15/04	Acceptable
4-Bromofluorobenzene	110	73-117	12/15/04	Acceptable

Comments: _____

14

Form 1A - Organic

Page 1 of 1

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Results

Client: PW Environmental
Project: Ballard Prop./4QM04
Sample Matrix: Water

Service Request: L0402510
Date Collected: 12/09/2004
Date Received: 12/10/2004

Volatile Organic Compounds

Sample Name: P2 **Units:** ug/L
Lab Code: L0402510-011 **Basis:** NA
Extraction Method: EPA 5030B **Level:** Low
Analysis Method: 8260B

Analyte Name	Result Q	PQL	MDL	Dilution Factor	Date Extracted	Date Analyzed	Extraction Lot	Note
Benzene	0.34 J	0.50	0.17	1	12/15/04	12/15/04	LWG0404601	
Toluene	1.1	0.50	0.22	1	12/15/04	12/15/04	LWG0404601	
Ethylbenzene	ND U	0.50	0.16	1	12/15/04	12/15/04	LWG0404601	
Total Xylenes	0.77 J	1.5	0.54	1	12/15/04	12/15/04	LWG0404601	
Methyl tert-Butyl Ether	0.62 J	2.0	0.32	1	12/15/04	12/15/04	LWG0404601	
tert-Butyl Alcohol	ND U	20	11	1	12/15/04	12/15/04	LWG0404601	
Diisopropyl Ether	ND U	2.0	0.27	1	12/15/04	12/15/04	LWG0404601	
tert-Butyl Ethyl Ether	ND U	2.0	0.29	1	12/15/04	12/15/04	LWG0404601	
tert-Amyl Methyl Ether	ND U	2.0	0.27	1	12/15/04	12/15/04	LWG0404601	
1,2-Dibromoethane (EDB)	ND U	1.0	0.21	1	12/15/04	12/15/04	LWG0404601	
1,2-Dichloroethane (EDC)	ND U	0.50	0.21	1	12/15/04	12/15/04	LWG0404601	

Surrogate Name	%Rec	Control Limits	Date Analyzed	Note
Dibromofluoromethane	121	69-134	12/15/04	Acceptable
Toluene-d8	101	79-119	12/15/04	Acceptable
4-Bromofluorobenzene	107	73-117	12/15/04	Acceptable

Comments: _____

15

Form 1A - Organic

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Results

Client: PW Environmental
 Project: Ballard Prop./4QM04
 Sample Matrix: Water

Service Request: L0402510
 Date Collected: 12/09/2004
 Date Received: 12/10/2004

Volatile Organic Compounds

Sample Name: QCTB Units: ug/L
 Lab Code: L0402510-012 Basis: NA
 Extraction Method: EPA 5030B Level: Low
 Analysis Method: 8260B

Analyte Name	Result	Q	PQL	MDL	Dilution Factor	Date Extracted	Date Analyzed	Extraction Lot	Note
Benzene	ND	U	0.50	0.17	1	12/15/04	12/15/04	LWG0404601	
Toluene	ND	U	0.50	0.22	1	12/15/04	12/15/04	LWG0404601	
Ethylbenzene	ND	U	0.50	0.16	1	12/15/04	12/15/04	LWG0404601	
Total Xylenes	ND	U	1.5	0.54	1	12/15/04	12/15/04	LWG0404601	
Methyl tert-Butyl Ether	ND	U	2.0	0.32	1	12/15/04	12/15/04	LWG0404601	
tert-Butyl Alcohol	ND	U	20	11	1	12/15/04	12/15/04	LWG0404601	
Diisopropyl Ether	ND	U	2.0	0.27	1	12/15/04	12/15/04	LWG0404601	
tert-Butyl Ethyl Ether	ND	U	2.0	0.29	1	12/15/04	12/15/04	LWG0404601	
tert-Amyl Methyl Ether	ND	U	2.0	0.27	1	12/15/04	12/15/04	LWG0404601	
1,2-Dibromoethane (EDB)	ND	U	1.0	0.21	1	12/15/04	12/15/04	LWG0404601	
1,2-Dichloroethane (EDC)	ND	U	0.50	0.21	1	12/15/04	12/15/04	LWG0404601	

Surrogate Name	%Rec	Control Limits	Date Analyzed	Note
Dibromofluoromethane	123	69-134	12/15/04	Acceptable
Toluene-d8	103	79-119	12/15/04	Acceptable
4-Bromofluorobenzene	110	73-117	12/15/04	Acceptable

Comments: _____

16

Form 1A - Organic

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Results

Client: PW Environmental
Project: Ballard Prop./4QM04
Sample Matrix: Water

Service Request: L0402510
Date Collected: 12/09/2004
Date Received: 12/10/2004

Volatile Organic Compounds

Sample Name:	DUP	Units:	ug/L
Lab Code:	L0402510-013	Basis:	NA
Extraction Method:	EPA 5030B	Level:	Low
Analysis Method:	8260B		

Analyte Name	Result Q	PQL	MDL	Dilution Factor	Date Extracted	Date Analyzed	Extraction Lot	Note
Benzene	ND U	0.50	0.17	1	12/15/04	12/15/04	LWG0404601	
Toluene	ND U	0.50	0.22	1	12/15/04	12/15/04	LWG0404601	
Ethylbenzene	ND U	0.50	0.16	1	12/15/04	12/15/04	LWG0404601	
Total Xylenes	ND U	1.5	0.54	1	12/15/04	12/15/04	LWG0404601	
Methyl tert-Butyl Ether	1.7 J	2.0	0.32	1	12/15/04	12/15/04	LWG0404601	
tert-Butyl Alcohol	ND U	20	11	1	12/15/04	12/15/04	LWG0404601	
Diisopropyl Ether	ND U	2.0	0.27	1	12/15/04	12/15/04	LWG0404601	
tert-Butyl Ethyl Ether	ND U	2.0	0.29	1	12/15/04	12/15/04	LWG0404601	
tert-Amyl Methyl Ether	ND U	2.0	0.27	1	12/15/04	12/15/04	LWG0404601	
1,2-Dibromoethane (EDB)	ND U	1.0	0.21	1	12/15/04	12/15/04	LWG0404601	
1,2-Dichloroethane (EDC)	ND U	0.50	0.21	1	12/15/04	12/15/04	LWG0404601	

Surrogate Name	%Rec	Control Limits	Date Analyzed	Note
Dibromofluoromethane	128	69-134	12/15/04	Acceptable
Toluene-d8	107	79-119	12/15/04	Acceptable
4-Bromofluorobenzene	111	73-117	12/15/04	Acceptable

Comments: _____

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Results

Client: PW Environmental
 Project: Ballard Prop./4QM04
 Sample Matrix: Water

Service Request: L0402510
 Date Collected: NA
 Date Received: NA

Volatile Organic Compounds

Sample Name: Method Blank Units: ug/L
 Lab Code: LWG0404558-4 Basis: NA
 Extraction Method: EPA 5030B Level: Low
 Analysis Method: 8260B

Analyte Name	Result Q	PQL	MDL	Dilution Factor	Date Extracted	Date Analyzed	Extraction Lot	Note
Benzene	ND U	0.50	0.17	1	12/13/04	12/13/04	LWG0404558	
Toluene	ND U	0.50	0.22	1	12/13/04	12/13/04	LWG0404558	
Ethylbenzene	ND U	0.50	0.16	1	12/13/04	12/13/04	LWG0404558	
Total Xylenes	ND U	1.5	0.54	1	12/13/04	12/13/04	LWG0404558	
Methyl tert-Butyl Ether	ND U	2.0	0.32	1	12/13/04	12/13/04	LWG0404558	
tert-Butyl Alcohol	ND U	20	11	1	12/13/04	12/13/04	LWG0404558	
Diisopropyl Ether	ND U	2.0	0.27	1	12/13/04	12/13/04	LWG0404558	
tert-Butyl Ethyl Ether	ND U	2.0	0.29	1	12/13/04	12/13/04	LWG0404558	
tert-Amyl Methyl Ether	ND U	2.0	0.27	1	12/13/04	12/13/04	LWG0404558	
1,2-Dibromoethane (EDB)	ND U	1.0	0.21	1	12/13/04	12/13/04	LWG0404558	
1,2-Dichloroethane (EDC)	ND U	0.50	0.21	1	12/13/04	12/13/04	LWG0404558	

Surrogate Name	%Rec	Control Limits	Date Analyzed	Note
Dibromofluoromethane	104	69-134	12/13/04	Acceptable
Toluene-d8	100	79-119	12/13/04	Acceptable
4-Bromofluorobenzene	98	73-117	12/13/04	Acceptable

Comments: _____

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Results

Client: PW Environmental
Project: Ballard Prop./4QM04
Sample Matrix: Water

Service Request: L0402510
Date Collected: NA
Date Received: NA

Volatile Organic Compounds

Sample Name:	Method Blank	Units:	ug/L
Lab Code:	LWG0404601-4	Basis:	NA
Extraction Method:	EPA 5030B	Level:	Low
Analysis Method:	8260B		

Analyte Name	Result Q	PQL	MDL	Dilution Factor	Date Extracted	Date Analyzed	Extraction Lot	Note
Benzene	ND U	0.50	0.17	1	12/15/04	12/15/04	LWG0404601	
Toluene	ND U	0.50	0.22	1	12/15/04	12/15/04	LWG0404601	
Ethylbenzene	ND U	0.50	0.16	1	12/15/04	12/15/04	LWG0404601	
Total Xylenes	ND U	1.5	0.54	1	12/15/04	12/15/04	LWG0404601	
Methyl tert-Butyl Ether	ND U	2.0	0.32	1	12/15/04	12/15/04	LWG0404601	
tert-Butyl Alcohol	ND U	20	11	1	12/15/04	12/15/04	LWG0404601	
Diisopropyl Ether	ND U	2.0	0.27	1	12/15/04	12/15/04	LWG0404601	
tert-Butyl Ethyl Ether	ND U	2.0	0.29	1	12/15/04	12/15/04	LWG0404601	
tert-Amyl Methyl Ether	ND U	2.0	0.27	1	12/15/04	12/15/04	LWG0404601	
1,2-Dibromoethane (EDB)	ND U	1.0	0.21	1	12/15/04	12/15/04	LWG0404601	
1,2-Dichloroethane (EDC)	ND U	0.50	0.21	1	12/15/04	12/15/04	LWG0404601	

Surrogate Name	%Rec	Control Limits	Date Analyzed	Note
Dibromofluoromethane	123	69-134	12/15/04	Acceptable
Toluene-d8	107	79-119	12/15/04	Acceptable
4-Bromofluorobenzene	112	73-117	12/15/04	Acceptable

Comments: _____

19

Form 1A - Organic

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Page 1 of 1

SuperSet Reference: RR8269

COLUMBIA ANALYTICAL SERVICES, INC.

QA/QC Report

Client: PW Environmental
Project: Ballard Prop./4QM04
Sample Matrix: Water

Service Request: L0402510

**Surrogate Recovery Summary
Volatile Organic Compounds**

Extraction Method: EPA 5030B

Units: PERCENT

Analysis Method: 8260B

Level: Low

Sample Name	Lab Code	Sur1	Sur2	Sur3
MW1	L0402510-001	117	96	104
MW2	L0402510-002	87	85	83
MW3	L0402510-003	83	82	79
MW4	L0402510-004	117	107	109
MW5	L0402510-005	85	84	75
MW6	L0402510-006	118	104	107
MW8	L0402510-007	119	104	112
MW9	L0402510-008	121	105	108
MW10	L0402510-009	124	106	108
P1	L0402510-010	124	105	110
P2	L0402510-011	121	101	107
QCTB	L0402510-012	123	103	110
DUP	L0402510-013	128	107	111
Method Blank	LWG0404558-4	104	100	98
Method Blank	LWG0404601-4	123	107	112
Batch QC	L0402479-004	78	81	74
Batch QCMS	LWG0404558-1	95	103	103
Batch QCDMS	LWG0404558-2	83	89	91
MW1MS	LWG0404601-1	123	110	122 *
MW1DMS	LWG0404601-2	116	104	109
Lab Control Sample	LWG0404558-3	100	103	104
Lab Control Sample	LWG0404601-3	102	94	100

Surrogate Recovery Control Limits (%)

Sur1 = Dibromofluoromethane	69-134
Sur2 = Toluene-d8	79-119
Sur3 = 4-Bromofluorobenzene	73-117

Results flagged with an asterisk (*) indicate values outside control criteria.

Results flagged with a pound (#) indicate the control criteria is not applicable.

20

Form 2A - Organic

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SuperSet Reference: RR8269

Page 1 of 1

COLUMBIA ANALYTICAL SERVICES, INC.

QA/QC Report

Client: PW Environmental
Project: Ballard Prop./4QM04
Sample Matrix: Water

Service Request: L0402510
Date Extracted: 12/13/2004
Date Analyzed: 12/13/2004

Matrix Spike/Duplicate Matrix Spike Summary
Volatile Organic Compounds

Sample Name:	Batch QC	Units:	ug/L
Lab Code:	L0402479-004	Basis:	NA
Extraction Method:	EPA 5030B	Level:	Low
Analysis Method:	8260B	Extraction Lot:	LWG0404558

Analyte Name	Sample Result	Batch QCMS LWG0404558-1			Batch QCDMS LWG0404558-2			%Rec Limits	RPD	RPD Limit			
		Matrix Spike			Duplicate Matrix Spike								
		Result	Expected	%Rec	Result	Expected	%Rec						
Benzene	ND	10.8	10.0	108	10.0	10.0	100	77-125	8	25			
Toluene	ND	11.5	10.0	115	10.3	10.0	103	75-125	11	25			
Ethylbenzene	ND	10.9	10.0	109	10.5	10.0	105	76-125	4	25			
Methyl tert-Butyl Ether	ND	19.4	20.0	97	18.6	20.0	93	78-121	4	25			
1,2-Dichloroethane (EDC)	ND	10.5	10.0	105	9.83	10.0	98	75-132	7	25			

Results flagged with an asterisk (*) indicate values outside control criteria.

Results flagged with a pound (#) indicate the control criteria is not applicable.

Percent recoveries and relative percent differences (RPD) are determined by the software using values in the calculation which have not been rounded.

COLUMBIA ANALYTICAL SERVICES, INC.

QA/QC Report

Client: PW Environmental
Project: Ballard Prop./4QM04
Sample Matrix: Water

Service Request: L0402510
Date Extracted: 12/15/2004
Date Analyzed: 12/15/2004

Matrix Spike/Duplicate Matrix Spike Summary
Volatile Organic Compounds

Sample Name: MW1	Units: ug/L
Lab Code: L0402510-001	Basis: NA
Extraction Method: EPA 5030B	Level: Low
Analysis Method: 8260B	Extraction Lot: LWG0404601

Analyte Name	Sample Result	MW1MS			MW1DMS			%Rec Limits	RPD	RPD Limit			
		LWG0404601-1			LWG0404601-2								
		Matrix Spike			Duplicate Matrix Spike								
Analyte Name	Sample Result	Result	Expected	%Rec	Result	Expected	%Rec						
Benzene	0.40	9.92	10.0	95	9.76	10.0	94	77-125	2	25			
Toluene	1.6	12.0	10.0	104	11.5	10.0	99	75-125	5	25			
Ethylbenzene	0.23	10.5	10.0	103	10.2	10.0	100	76-125	3	25			
Methyl tert-Butyl Ether	ND	24.2	20.0	121	23.8	20.0	119	78-121	1	25			
1,2-Dichloroethane (EDC)	ND	13.8	10.0	138 *	12.4	10.0	124	75-132	11	25			

Results flagged with an asterisk (*) indicate values outside control criteria.

Results flagged with a pound (#) indicate the control criteria is not applicable.

Percent recoveries and relative percent differences (RPD) are determined by the software using values in the calculation which have not been rounded.

22

Form 3A - Organic

Page 1 of 1

COLUMBIA ANALYTICAL SERVICES, INC.

QA/QC Report

Client: PW Environmental
Project: Ballard Prop./4QM04
Sample Matrix: Water

Service Request: L0402510
Date Extracted: 12/13/2004
Date Analyzed: 12/13/2004

Lab Control Spike Summary
Volatile Organic Compounds

Extraction Method: EPA 5030B
Analysis Method: 8260B

Units: ug/L
Basis: NA

Level: Low

Extraction Lot: LWG0404558

Lab Control Sample

LWG0404558-3

Lab Control Spike

Analyte Name	Result	Expected	%Rec	%Rec Limits
Benzene	10.2	10.0	102	79-115
Toluene	10.7	10.0	107	78-115
Ethylbenzene	10.5	10.0	105	80-115
Total Xylenes	31.7	30.0	106	78-117
Methyl tert-Butyl Ether	20.0	20.0	100	81-113
tert-Butyl Alcohol	203	200	102	76-122
Diisopropyl Ether	19.8	20.0	99	70-122
tert-Butyl Ethyl Ether	19.2	20.0	96	76-122
tert-Amyl Methyl Ether	19.3	20.0	97	73-127
1,2-Dibromoethane (EDB)	10.7	10.0	107	80-113
1,2-Dichloroethane (EDC)	9.83	10.0	98	73-127

Results flagged with an asterisk (*) indicate values outside control criteria.

Percent recoveries and relative percent differences (RPD) are determined by the software using values in the calculation which have not been rounded.

23

Form 3C - Organic

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Page 1 of 1

SuperSet Reference: RR8269

COLUMBIA ANALYTICAL SERVICES, INC.

QA/QC Report

Client: PW Environmental
Project: Ballard Prop./4QM04
Sample Matrix: Water

Service Request: L0402510
Date Extracted: 12/15/2004
Date Analyzed: 12/15/2004

**Lab Control Spike Summary
Volatile Organic Compounds**

Extraction Method: EPA 5030B
Analysis Method: 8260B

Units: ug/L
Basis: NA
Level: Low
Extraction Lot: LWG0404601

**Lab Control Sample
LWG0404601-3****Lab Control Spike**

Analyte Name	Result	Expected	%Rec	%Rec Limits
Benzene	9.16	10.0	92	79-115
Toluene	9.63	10.0	96	78-115
Ethylbenzene	9.72	10.0	97	80-115
Total Xylenes	29.3	30.0	98	78-117
Methyl tert-Butyl Ether	21.3	20.0	106	81-113
tert-Butyl Alcohol	197	200	99	76-122
Diisopropyl Ether	18.4	20.0	92	70-122
tert-Butyl Ethyl Ether	19.3	20.0	96	76-122
tert-Amyl Methyl Ether	19.8	20.0	99	73-127
1,2-Dibromoethane (EDB)	10.5	10.0	105	80-113
1,2-Dichloroethane (EDC)	11.6	10.0	116	73-127

Results flagged with an asterisk (*) indicate values outside control criteria.

Percent recoveries and relative percent differences (RPD) are determined by the software using values in the calculation which have not been rounded.

24

Form 3C - Organic

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Page 1 of 1

SuperSet Reference: RR8269

Client: PW Environmental
 Project: Ballard Prop./4QM04

Service Request: L0402510

**Cover Page - Organic Analysis Data Package
 Gasoline Range Organics (GRO)**

Sample Name	Lab Code	Date Collected	Date Received
MW1	L0402510-001	12/09/2004	12/10/2004
MW2	L0402510-002	12/09/2004	12/10/2004
MW3	L0402510-003	12/09/2004	12/10/2004
MW4	L0402510-004	12/09/2004	12/10/2004
MW5	L0402510-005	12/09/2004	12/10/2004
MW6	L0402510-006	12/09/2004	12/10/2004
MW8	L0402510-007	12/09/2004	12/10/2004
MW9	L0402510-008	12/09/2004	12/10/2004
MW10	L0402510-009	12/09/2004	12/10/2004
P1	L0402510-010	12/09/2004	12/10/2004
P2	L0402510-011	12/09/2004	12/10/2004
MW1MS	LWG0404564-1	12/09/2004	12/10/2004
MW1DMS	LWG0404564-2	12/09/2004	12/10/2004

I certify that this data package is in compliance with the terms and conditions of the contract, both technically and for completeness, for other than the conditions detailed in the case narrative. Release of the data contained in this hardcopy data package and in the computer-readable data submitted on floppy diskette has been authorized by the Laboratory Manager or the Manager's designee, as verified by the following signature.

Signature: Shurtliff

Name: Shurtliff Sigman

Date: 12/27/04

Title: Project Chemist

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Results

Client: PW Environmental
 Project: Ballard Prop./4QM04
 Sample Matrix: Water

Service Request: L0402510
 Date Collected: 12/09/2004
 Date Received: 12/10/2004

Gasoline Range Organics (GRO)

Sample Name: MW1 Units: ug/L
 Lab Code: L0402510-001 Basis: NA
 Extraction Method: EPA 5030B Level: Low
 Analysis Method: 8015B

Analyte Name	Result	Q	PQL	MDL	Dilution Factor	Date Extracted	Date Analyzed	Extraction Lot	Note
Gasoline	ND	U	50	35	1	12/13/04	12/13/04	LWG0404564	

Surrogate Name	%Rec	Control Limits	Date Analyzed	Note
Bromofluorobenzene	91	67-117	12/13/04	Acceptable

Comments: _____

26

Form 1A - Organic

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Results

Client: PW Environmental
Project: Ballard Prop./4QM04
Sample Matrix: Water

Service Request: L0402510
Date Collected: 12/09/2004
Date Received: 12/10/2004

Gasoline Range Organics (GRO)

Sample Name: MW2 **Units:** ug/L
Lab Code: L0402510-002 **Basis:** NA
Extraction Method: EPA 5030B **Level:** Low
Analysis Method: 8015B

Analyte Name	Result Q	PQL	MDL	Dilution Factor	Date Extracted	Date Analyzed	Extraction Lot	Note
Gasoline	ND U	50	35	1	12/13/04	12/13/04	LWG0404564	

Surrogate Name	%Rec	Control Limits	Date Analyzed	Note
Bromofluorobenzene	93	67-117	12/13/04	Acceptable

Comments: _____

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Results

Client: PW Environmental
 Project: Ballard Prop./4QM04
 Sample Matrix: Water

Service Request: L0402510
 Date Collected: 12/09/2004
 Date Received: 12/10/2004

Gasoline Range Organics (GRO)

Sample Name: MW3 Units: ug/L
 Lab Code: L0402510-003 Basis: NA
 Extraction Method: EPA 5030B Level: Low
 Analysis Method: 8015B

Analyte Name	Result Q	PQL	MDL	Dilution Factor	Date Extracted	Date Analyzed	Extraction Lot	Note
Gasoline	ND U	50	35	1	12/13/04	12/13/04	LWG0404564	

Surrogate Name	%Rec	Control Limits	Date Analyzed	Note
Bromofluorobenzene	91	67-117	12/13/04	Acceptable

Comments: _____

28

Form 1A - Organic

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Results

Client: PW Environmental
Project: Ballard Prop./4QM04
Sample Matrix: Water

Service Request: L0402510
Date Collected: 12/09/2004
Date Received: 12/10/2004

Gasoline Range Organics (GRO)

Sample Name: MW4 **Units:** ug/L
Lab Code: L0402510-004 **Basis:** NA
Extraction Method: EPA 5030B **Level:** Low
Analysis Method: 8015B

Analyte Name	Result Q	PQL	MDL	Dilution Factor	Date Extracted	Date Analyzed	Extraction Lot	Note
Gasoline	58	50	35	1	12/13/04	12/13/04	LWG0404564	

Surrogate Name	%Rec	Control Limits	Date Analyzed	Note
Bromofluorobenzene	94	67-117	12/13/04	Acceptable

Comments: _____

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Results

Client: PW Environmental
 Project: Ballard Prop./4QM04
 Sample Matrix: Water

Service Request: L0402510
 Date Collected: 12/09/2004
 Date Received: 12/10/2004

Gasoline Range Organics (GRO)

Sample Name: MW5 Units: ug/L
 Lab Code: L0402510-005 Basis: NA
 Extraction Method: EPA 5030B Level: Low
 Analysis Method: 8015B

Analyte Name	Result Q	PQL	MDL	Dilution Factor	Date Extracted	Date Analyzed	Extraction Lot	Note
Gasoline	ND U	50	35	1	12/13/04	12/13/04	LWG0404564	

Surrogate Name	%Rec	Control Limits	Date Analyzed	Note
Bromofluorobenzene	93	67-117	12/13/04	Acceptable

Comments: _____

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Results

Client: PW Environmental
Project: Ballard Prop./4QM04
Sample Matrix: Water

Service Request: L0402510
Date Collected: 12/09/2004
Date Received: 12/10/2004

Gasoline Range Organics (GRO)

Sample Name: MW6 **Units:** ug/L
Lab Code: L0402510-006 **Basis:** NA
Extraction Method: EPA 5030B **Level:** Low
Analysis Method: 8015B

Analyte Name	Result	Q	PQL	MDL	Dilution Factor	Date Extracted	Date Analyzed	Extraction Lot	Note
Gasoline	ND	U	50	35	1	12/13/04	12/13/04	LWG0404564	

Surrogate Name	%Rec	Control Limits	Date Analyzed	Note
Bromofluorobenzene	92	67-117	12/13/04	Acceptable

Comments: _____

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Results

Client: PW Environmental
 Project: Ballard Prop./4QM04
 Sample Matrix: Water

Service Request: L0402510
 Date Collected: 12/09/2004
 Date Received: 12/10/2004

Gasoline Range Organics (GRO)

Sample Name: MW8 Units: ug/L
 Lab Code: L0402510-007 Basis: NA
 Extraction Method: EPA 5030B Level: Low
 Analysis Method: 8015B

Analyte Name	Result Q	PQL	MDL	Dilution Factor	Date Extracted	Date Analyzed	Extraction Lot	Note
Gasoline	48 J	50	35	1	12/13/04	12/13/04	LWG0404564	

Surrogate Name	%Rec	Control Limits	Date Analyzed	Note
Bromofluorobenzene	94	67-117	12/13/04	Acceptable

Comments: _____

32

Form 1A - Organic

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Results

Client: PW Environmental
Project: Ballard Prop./4QM04
Sample Matrix: Water

Service Request: L0402510
Date Collected: 12/09/2004
Date Received: 12/10/2004

Gasoline Range Organics (GRO)

Sample Name:	MW9	Units:	ug/L
Lab Code:	L0402510-008	Basis:	NA
Extraction Method:	EPA 5030B	Level:	Low
Analysis Method:	8015B		

Analyte Name	Result Q	PQL	MDL	Dilution Factor	Date Extracted	Date Analyzed	Extraction Lot	Note
Gasoline	ND U	50	35	1	12/13/04	12/13/04	LWG0404564	

Surrogate Name	%Rec	Control Limits	Date Analyzed	Note
Bromofluorobenzene	92	67-117	12/13/04	Acceptable

Comments: _____

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Results

Client: PW Environmental
 Project: Ballard Prop./4QM04
 Sample Matrix: Water

Service Request: L0402510
 Date Collected: 12/09/2004
 Date Received: 12/10/2004

Gasoline Range Organics (GRO)

Sample Name: MW10 Units: ug/L
 Lab Code: L0402510-009 Basis: NA
 Extraction Method: EPA 5030B Level: Low
 Analysis Method: 8015B

Analyte Name	Result Q	PQL	MDL	Dilution Factor	Date Extracted	Date Analyzed	Extraction Lot	Note
Gasoline	ND U	50	35	1	12/13/04	12/13/04	LWG0404564	

Surrogate Name	%Rec	Control Limits	Date Analyzed	Note
Bromofluorobenzene	92	67-117	12/13/04	Acceptable

Comments: _____

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Results

Client: PW Environmental
Project: Ballard Prop./4QM04
Sample Matrix: Water

Service Request: L0402510
Date Collected: 12/09/2004
Date Received: 12/10/2004

Gasoline Range Organics (GRO)

Sample Name: P1 **Units:** ug/L
Lab Code: L0402510-010 **Basis:** NA
Extraction Method: EPA 5030B **Level:** Low
Analysis Method: 8015B

Analyte Name	Result Q	PQL	MDL	Dilution Factor	Date Extracted	Date Analyzed	Extraction Lot	Note
Gasoline	ND U	50	35	1	12/13/04	12/13/04	LWG0404564	

Surrogate Name	%Rec	Control Limits	Date Analyzed	Note
Bromofluorobenzene	91	67-117	12/13/04	Acceptable

Comments: _____

35

Form 1A - Organic

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Results

Client: PW Environmental
 Project: Ballard Prop./4QM04
 Sample Matrix: Water

Service Request: L0402510
 Date Collected: 12/09/2004
 Date Received: 12/10/2004

Gasoline Range Organics (GRO)

Sample Name: P2 Units: ug/L
 Lab Code: L0402510-011 Basis: NA
 Extraction Method: EPA 5030B Level: Low
 Analysis Method: 8015B

Analyte Name	Result Q	PQL	MDL	Dilution Factor	Date Extracted	Date Analyzed	Extraction Lot	Note
Gasoline	ND U	50	35	1	12/13/04	12/13/04	LWG0404564	

Surrogate Name	%Rec	Control Limits	Date Analyzed	Note
Bromofluorobenzene	90	67-117	12/13/04	Acceptable

Comments: _____

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Results

Client: PW Environmental
Project: Ballard Prop./4QM04
Sample Matrix: Water

Service Request: L0402510
Date Collected: NA
Date Received: NA

Gasoline Range Organics (GRO)

Sample Name: Method Blank **Units:** ug/L
Lab Code: LWG0404564-4 **Basis:** NA
Extraction Method: EPA 5030B **Level:** Low
Analysis Method: 8015B

Analyte Name	Result	Q	PQL	MDL	Dilution Factor	Date Extracted	Date Analyzed	Extraction Lot	Note
Gasoline	ND	U	50	35	1	12/13/04	12/13/04	LWG0404564	

Surrogate Name	%Rec	Control Limits	Date Analyzed	Note
Bromofluorobenzene	95	67-117	12/13/04	Acceptable

Comments:

COLUMBIA ANALYTICAL SERVICES, INC.

QA/QC Report

Client: PW Environmental
Project: Ballard Prop./4QM04
Sample Matrix: Water

Service Request: L0402510**Surrogate Recovery Summary
Gasoline Range Organics (GRO)****Extraction Method:** EPA 5030B**Units:** PERCENT**Analysis Method:** 8015B**Level:** Low

<u>Sample Name</u>	<u>Lab Code</u>	<u>Sur1</u>
MW1	L0402510-001	91
MW2	L0402510-002	93
MW3	L0402510-003	91
MW4	L0402510-004	94
MW5	L0402510-005	93
MW6	L0402510-006	92
MW8	L0402510-007	94
MW9	L0402510-008	92
MW10	L0402510-009	92
P1	L0402510-010	91
P2	L0402510-011	90
Method Blank	LWG0404564-4	95
MW1MS	LWG0404564-1	101
MW1DMS	LWG0404564-2	102
Lab Control Sample	LWG0404564-3	102

Surrogate Recovery Control Limits (%)

Sur1 = Bromofluorobenzene 67-117

Results flagged with an asterisk (*) indicate values outside control criteria.

Results flagged with a pound (#) indicate the control criteria is not applicable.

38

Form 2A - Organic

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SuperSet Reference: RR8283

COLUMBIA ANALYTICAL SERVICES, INC.

QA/QC Report

Client: PW Environmental
Project: Ballard Prop./4QM04
Sample Matrix: Water

Service Request: L0402510
Date Extracted: 12/13/2004
Date Analyzed: 12/13/2004

Matrix Spike/Duplicate Matrix Spike Summary
Gasoline Range Organics (GRO)

Sample Name:	MW1	Units:	ug/L
Lab Code:	L0402510-001	Basis:	NA
Extraction Method:	EPA 5030B	Level:	Low
Analysis Method:	8015B	Extraction Lot:	LWG0404564

Analyte Name	Sample Result	MW1MS LWG0404564-1 Matrix Spike			MW1DMS LWG0404564-2 Duplicate Matrix Spike			%Rec Limits	RPD	RPD Limit
		Result	Expected	%Rec	Result	Expected	%Rec			
Gasoline	ND	887	1000	89	903	1000	90	70-115	2	20

Results flagged with an asterisk (*) indicate values outside control criteria.

Results flagged with a pound (#) indicate the control criteria is not applicable.

Percent recoveries and relative percent differences (RPD) are determined by the software using values in the calculation which have not been rounded.

COLUMBIA ANALYTICAL SERVICES, INC.

QA/QC Report

Client: PW Environmental
Project: Ballard Prop./4QM04
Sample Matrix: Water

Service Request: L0402510
Date Extracted: 12/13/2004
Date Analyzed: 12/13/2004

Lab Control Spike Summary
Gasoline Range Organics (GRO)

Extraction Method: EPA 5030B
Analysis Method: 8015B

Units: ug/L
Basis: NA
Level: Low
Extraction Lot: LWG0404564

Lab Control Sample

LWG0404564-3

Lab Control Spike

Analyte Name	Lab Control Sample			%Rec Limits
	Result	Expected	%Rec	
Gasoline	919	1000	92	78-116

Results flagged with an asterisk (*) indicate values outside control criteria.

Percent recoveries and relative percent differences (RPD) are determined by the software using values in the calculation which have not been rounded.

40

Form 3C - Organic

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Page 1 of 1

SuperSet Reference: RR8283

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Report

Client: PW Environmental
Project: Ballard Prop./4QM04
Sample Matrix: Water

Service Request: L0402510
Date Collected: 12/9/04
Date Received: 12/10/04

Diesel Range Organics (DRO)

Prep Method: EPA 3510M Units: mg/L (ppm)
Analysis Method: 8015M Basis: NA
Test Notes:

Sample Name	Lab Code	PQL	MDL	Dilution Factor	Date Extracted	Date Analyzed	Result	Result Notes
MW1	L0402510-001	0.50	0.41	1	12/15/04	12/16/04	ND	
MW2	L0402510-002	0.50	0.41	1	12/15/04	12/16/04	ND	
MW3	L0402510-003	0.50	0.41	1	12/15/04	12/16/04	ND	
MW4	L0402510-004	0.50	0.41	1	12/15/04	12/16/04	ND	
MW5	L0402510-005	0.50	0.41	1	12/15/04	12/16/04	ND	
MW6	L0402510-006	0.50	0.41	1	12/15/04	12/16/04	ND	
MW8	L0402510-007	0.50	0.41	1	12/15/04	12/16/04	ND	
MW9	L0402510-008	0.50	0.41	1	12/15/04	12/16/04	ND	
MW10	L0402510-009	0.50	0.41	1	12/15/04	12/16/04	ND	
P1	L0402510-010	0.50	0.41	1	12/15/04	12/16/04	ND	
P2	L0402510-011	0.50	0.41	1	12/15/04	12/16/04	ND	
Method Blank	L041215-MB	0.50	0.41	1	12/15/04	12/15/04	ND	

DRO

Diesel Range Organics quantified using diesel fuel.

Approved By:

1A/020597p

55

Date: 12/27/04

COLUMBIA ANALYTICAL SERVICES, INC.

QA/QC Report

Client: PW Environmental
Project: Ballard Prop./4QM04
Sample Matrix: Water

Service Request: L0402510
Date Collected: NA
Date Received: NA
Date Extracted: NA
Date Analyzed: NA

Surrogate Recovery Summary Diesel Range Organics (DRO)

Prep Method: EPA 3510M **Analysis Method:** 8015M **Units:** PERCENT **Basis:** NA

Sample Name	Lab Code	Test Notes	Percent Recovery p-Terphenyl
MW1	L0402510-001		93
MW2	L0402510-002		96
MW3	L0402510-003		94
MW4	L0402510-004		90
MW5	L0402510-005		89
MW6	L0402510-006		94
MW8	L0402510-007		92
MW9	L0402510-008		92
MW10	L0402510-009		96
P1	L0402510-010		96
P2	L0402510-011		93
Method Blank	L041215-MB		99
Batch QC	L0402526-001MS		102
Batch QC	L0402526-001DMS		99
Lab Control Sample	L041215-LCS		100

CAS Acceptance Limits: 68-131

Approved By:

SUR1/061197B

55 Date: 12/27/04

42

COLUMBIA ANALYTICAL SERVICES, INC.

QA/QC Report

Client: PW Environmental
Project: Ballard Prop./4QM04
Sample Matrix: Water

Service Request: L0402510
Date Collected: NA
Date Received: NA
Date Extracted: 12/15/04
Date Analyzed: 12/15/04

Matrix Spike/Duplicate Matrix Spike Summary
 Diesel Range Organics (DRO)

Sample Name: Batch QC **Units:** mg/L (ppm)
Lab Code: L0402526-001MS, L0402526-001DMS **Basis:** NA
Test Notes:

Analyte	Prep Method	Analysis Method	Percent Recovery						CAS Acceptance Limits	Relative Percent Difference	
			Spike Level	Sample Result	Spike Result	MS	DMS	MS	DMS		
Diesel Range Organics (DRO)	EPA 3510M	8015M	0.50	20.0	20.0	2.15	24.8	24.1	113	110	57-131 3

Approved By: _____ 55 Date: 12/27/04
 DMS/020597p

COLUMBIA ANALYTICAL SERVICES, INC.

QA/QC Report

Client: PW Environmental
Project: Ballard Prop./4QM04
LCS Matrix: Water

Service Request: L0402510
Date Collected: NA
Date Received: NA
Date Extracted: 12/15/04
Date Analyzed: 12/15/04

**Laboratory Control Sample Summary
Diesel Range Organics (DRO)**

Sample Name: Lab Control Sample

Units: mg/L (ppm)

Lab Code: L041215-LCS

Basis: NA

Test Notes:

Analyte	Prep Method	Analysis Method	True Value	Result	Percent Recovery	CAS	Result Notes
						Percent Recovery	
Diesel Range Organics (DRO)	EPA 3510M	8015M	20.0	21.2	106	58-127	

Approved By: _____

LCS/020597p

55

Date: 12/27/04

44



LUXULJU

CHAIN OF CUSTODY RECORD

230 DOVE COURT • SANTA PAULA • CALIFORNIA • 93060
(805) 656-4677 • (805) 525-5563 • FAX (805) 525-2896

PROJECT NAME: BALLARD PROP- 40W04

PROJECT ADDRESS: 1210 LOS ANGELES AVE

SAT COY 1 NAME CA

PROJECT MANAGER: ROBERT ORLANDO

PROJECT SIGNATURE:

P.O. # 9163
SAMPLE ID SAMPLE LOCATION DEPTH DATE TIME SAMPLE MATRIX

P1	piezometer	#1	N/A	12/9/04	1247	H2O	7	X X X
P2	piezometer	#2	well		1230	H2O	7	X X
QTCB	TRIP BLANK				—		—	—
DUP	DUPLICATE				—		—	3
(1)	(2)	(3)	(4)					

NUMBER OF CONTAINERS

1

1

1

1

1

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Lab: CAS ANALYSIS REQUESTED

TPH/G/BTEX/OXYG/ECH 8260B
TPH/G/BTEX/OXYG/ECH 8260B
Metals: CAM 17 PP13
Ethanol 8260B
STLC
Lead Total / Dissolved 6010/6020/7421
Ful VOCs w/Oxygenates 8260B
BTEX, OXYG, EDB, EDC 8260B
TPH-Char 8015M FC
TPH-O 8015M
TPH-D low level 8015M
TPH-G 8015M
Pres: (G) Dry (H) None

TAT: RUSH 24-HR 48 HR 72HR STE
Lab Filter
TPH/G/BTEX/MTE (Carb 410-T03)
Metals: CAM 17 PP13
Ethanol 8260B
STLC
Lead Total / Dissolved 6010/6020/7421
Ful VOCs w/Oxygenates 8260B
BTEX, OXYG, EDB, EDC 8260B
TPH-Char 8015M FC
TPH-O 8015M
TPH-D low level 8015M
TPH-G 8015M
Pres: (G) Dry (H) None

PID Reading,
Odor, Staining,
Other TAT, etc.

DATE 12/10/04 TIME 0440
DATE 12/10/04 TIME 1050

Central Coast RWOCB San Bernardino County FD
Kern County
OCHCA Orange County

RECEIVED MRSL to:
(signature)

RECEIVED BY:
(signature)

RECEIVED BY:
(signature)

Required MRSL to:
 S.B. CO
 PSD-AUFT
 EDF-COELT
 NONE

Los Angeles RWOCB Lahontan RWOCB

Method of shipment, additional comments: UPS
 EDF-COELT
 NONE

Fax preliminary data ASAP

SAMPLE RECEIPT FORM

Service Request No: L0402510 Client: PW ENN

Sample(s) delivered by: Client CAS Emp ✓ After Hours DHL

Golden State Overnight Fed X UPS Other Courier

Chain of Custody filled out accurately? Yes ✓ No (See Comments)

Appropriate sample volume and containers? Yes ✓ No (See Comments)

Sufficient labeling on container(s) ? Yes ✓ No (See Comments)

Container(s) supplied by CAS? Yes ✓ No (See Comments)

Custody seal(s) intact? N/A ✓ Yes No (See Comments)

Trip Blank(s) received Yes ✓ No

If Trip Blank was supplied by CAS, record serial # 1028 -TB- 1

Temperature of sample(s)/cooler 4 °C Temp Blank? Y or N (Circle One)

Voa's Marked Preserved? Yes ✓ No Filled Properly? Yes ✓ No (See Comments)

Preserved Bottles Requiring pH check(s)? Yes Appropriate Preservation? Yes No

RUSH Turn around time? Yes Notified _____ Date & Time _____

Short Hold-Time Analysis (check all that apply)

ASAP	Res Cl	D.O	Flash	Diss S2-	Ferrous Fe
24HR	pH	Odor	Cr+6		
48HR	BOD	Color	MBAS	Nitrate	
	Nitrite	O-PO4	Sett Sol	Turbidity	
72HR	Vapors				

Notified _____ Date & Time _____

Container(s) received and their preservative(s):

-1 → -11 = 7-40ml VOA (HCl)

-12 = 2-40ml VOA (HCl)

-13 = 3-40ml VOA (HCl)

Comments _____

APPENDIX D

LIMITATIONS

LIMITATIONS

This report, including all attached exhibits, describes results of all or a portion of PW Environmental's investigation into subsurface conditions at the subject site. The findings and recommendations are based on the application of a variety of scientific and technical disciplines to data developed regarding the subject property. The data was developed by observation, sampling, and gathering of information (both documentary and oral) about the property. Some of this data is subject to change over time. Some of this data is based on information not currently observable or measurable, but recorded by documents or orally reported by individuals. The findings and recommendations are based, in part, on application of sampling techniques. Said techniques inherently involve a risk of overstating or understating the presence or severity of contamination. The findings and recommendations are based also on sampling only for the specific contaminants shown in the laboratory reports. The samples taken were not subjected to testing for every contaminant known to the environmental industry, and every biological and/or chemical condition known to the environmental industry.

PW Environmental is not responsible for the accuracy of data not developed by PW Environmental or its agents or subcontractors. PW Environmental is not responsible for overstating or understating the presence or severity of contamination. PW Environmental is not responsible for failing to test for contaminants or biological/chemical conditions it had no reason to know were of concern at the subject site.

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